

Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082

Notice of Regular Meeting; Agenda October 12, 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

Ann.quinley@Pomona.edu

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

Mark Jackson

Jacksonmark92026@gmail.com

Susan Janisch

socalji@cts.com

Bill Miller

cdmiller@aol.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

A. Roll Call

B. Pledge of Allegiance

C. Approval of Minutes for the Meeting of September 14, 2015

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 on **Granger Solar**-PDS2015-MUP-13-019. Located at Mesa Crest Road and Avenida Annalie; owner and project manager is Patrick Brown, NPL Granger A82 LLLC; phone 619-733-2649; email Patrick.brown@baywa-re.com. The solar facilities would be installed on a portion of the 40 acre property. The site would be fenced and unmanned. Access to the site will be from Mesa Crest Road. (Smith)
- 2) Update on Board of Supervisors upcoming hearing on Lilac Hills Ranch tentatively set for October 28, 2015. (Hutchison)
- 3) Update from North Village Subcommittee on PDS2015-STP-15-012 Arco AM/PM project at corner of Cole Grade and Valley Center Road. (Quinley)
- 4) Report from Mobility subcommittee on planned meeting with the County to discuss safety and traffic calming measures at corner of Valley Center and Ridge Ranch Roads. (Miller)
- 5) Discussion and possible vote on Sherman Second Dwelling; PDS2015-AD-15-032 located at 30686 Saddleback Road near Cool Valley Road. Owner is Barry Sherman- email: shermancompany@gmail.com. Project contact person is Mike Mitchell of Residential Designs at 760-484-0182 or residentialdesigns@yahoo.com. The PLS project manager is Browyn Brown at 858-495-5516 Sherman requests administrative permit to increase size of second dwelling from 714 square feet to 946 square feet, thereby adding a second bedroom to the dwelling. (Garritson)
- 6) Information on TM 5047-1, Live Oak Ranch Grading Activity at Cobb Lane and Valley Center Road (Smith)

F. Group Business

- 1) Meeting Updates: **Next VCCPG meeting: November 9, 2015.**
- 2) Report and update on the applications for a 2016-2017 CalTrans sustainable Transportation Planning Grant.
- 3) Subcommittee updates (all subcommittee chairs)

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. Lilac Plaza (Ann Quinley, Chair)
- l. Ad Hoc Committee on Handbook Update and member Training (Ann Quinley, Chair)

Correspondence Received for the August meeting

- 1) City of Escondido, Planning Division to VCCPG. Notice of Preparation/Notice of Public Scoping meeting for Safari Highlands Ranch, City Case #: SU 15-0019, ENV 15-0009. The city of Escondido will be the Lead Agency for the preparation of an EIR for the Safari Highlands Ranch project, located at 23360 Old Wagon Road, Escondido. The proposed project is located on 1,098 acres of vacant land east of Rancho San Pasqual and just north of the San Diego Zoo Safari Park. The project proposes to build 550 single family residential units along with new public and private parks and open space, a new City fire station, a community center, and on-site sewage treatment and a system of new private and public streets. Comments must be sent to John Helmer, Planning Consultant, City of Escondido Planning division 201 North Broadway, Escondido 92025; phone 760-839-4671 no later than 5:00 PM on October 12, 2015. Comments may be submitted to safarihighlands@escondido.org. Addition information about the project may be obtained on the city's website at: <http://www.escondido.org/safari-highlands-ranch-specific-plan.aspx>
- 2) Army Corps of Engineers to VCCPG; Gregory Canyon Landfill; Public Notice/Application No-SPL-2010-00354-00354-SAS; Applicant is Todd Mikles at 619-294-9889.. The proposed Gregory Canyon Landfill would affect the San Luis Rey River and Gregory Canyon. It would permanently discharge fill materials into approximately 0.543 acres and would temporarily discharge fill materials into 0.563 acre of jurisdictional waters of the US within the San Luis Rey River and in Gregory Canyon associated with constructing a new Class 111 landfill. Specific US Army Corps of Engineers activities include constructing a pile support bridge over the San Luis Rey Rive and discharging materials into approximately 5,021 linear feet of an unnamed water of the US in Gregory Canyon to construct the landfill liner, stability berm, and ancillary facilities. The comment period ends October 24,2015. Comments can be sent to gregorycanyoneis-spl@usace.army.mil. The contact person is Jim Simmons CCI, 160 Industrial Street, Suite 200, San Marcos, CA 760-47102365.
- 3) Department of Public Works to VCCPG; the County of San Diego, Department of Public Works evaluates concrete structures through inspections and requests received from residents and determines which locations throughout the County warrant repair or replacement. The County Board of Supervisors will be asked to authorize repair of Meadow Glen Way. The construction is scheduled to begin in February 2015 and will last approximately three months. Project manager is Michael Aguilar at 858-694-2817 or Michael.aguilar@sdcounty.ca.gov
- 4) PDS to VCCPG; Rite Aid-Cole Grade; PDS 2015-STP-15-002; Located at Corner of Valley Center and Cole Grade Road; owner is Halferty Development Company LLC, phone 626-405-0956 or email Cpeto@halferty.com; Applicant is Chris Peto and project contact person is Gary Wynn at 760-749-9412 or Gary@wynnengineering.com. Halferty Development Company LLC is proposing to develop a Rite Aid Pharmacy at 28535 Cole Grade Road, an existing developed site, currently in use by The Corner Skillet Restaurant. The site is subject to General Plan Use Designator of General Commercial/Village, Zoning C36 and contains a B (Design Review) special area regulation with setback designator "O". Prior to the Rite Aid construction, the demolition of the existing building structure will take place with minimal grading in order to prepare the site for construction and off-street improvements. (Quinley)

Public Disclosure Notice

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