

Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082

Notice of Regular Meeting; Final Agenda July 8, 2013 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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(One Opening)

A. Roll Call

B. Pledge of Allegiance

C. Approval of Minutes for the Meeting of June 10, 2013

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 memo reminding the County Staff that as Lilac Ranch becomes open space rather than a SPA, Valley Center still needs to have an additional East West Road on the General Plan to allow better access into and out of the community, especially in the event of fire or other emergency. (Smith)
- 2) Discussion and possible vote on tentative map and site plan for Woods Valley Plaza LLC/Hatfield Plaza a 3.3 acre site located on the northern side of Valley Center Road at Woods Valley Road. APN: 186-208-18 OLUS 05; Applicant and project contact person Jerry Gaughan at 619-204-8797 or Jerrygaughan@msn.com. The project plans for commercial buildings and accompanying parking on 3.3 acre site. It is shown as general Commercial on the VC community Plan map. It is zones c-36 which allows commercial, retail and restaurant uses. The project proposes five buildings with accompanying parking with a mix of retail and office uses with a drive through restaurant proposed in the center of the development. It will take access onto Valley Center Road from a point in the center of the site. (Vick)
- 3) Report and discussion on the Herb Schafer portion of the North Village project based on a recent sub-committee meeting with Jim Chagala, the project's contact person. Sewer issues and plans for moving the project forward will be discussed. (Quinley)
- 4) Report, discussion and possible vote on sub-committee analysis of technical studies associated with Lilac Hills Ranch (GPA12-002/SP12-001). Announcement of release of EIR and possible motion for an additional regular meeting of the VCCPG to consider sub-committee comments on the EIR. (Hutchison)
- 5) Discussion and possible vote on Tribal subcommittee report (Glavinic)
- 6) Discussion and vote on items from the Mobility Subcommittee including: Letter from VCCPG to DPW regarding repairs on Old Castle/Lilac roads and need for continued repairs; letter from VCCPG to DPW requesting a traffic survey for Old Castle/Lilac roads; addition of Mark Jackson and Dorothy Kennedy as new members to the mobility subcommittee. (Bob Davis)

F. Group Business

- 1) Discussion and possible vote on various aspects of the Mobility Subcommittee including new members, new officers, and a new chair. (Smith)
- 2) Announcements and Correspondence Received
- 3) **Meeting Updates: Next VCCPG Meeting: August 12, 2013**

G. Adjournment

Subcommittees of the VCCPG

- a. Mobility – (Bob Davis, Chair).
- b. Community Plan Update -- (Richard Rudolf, Chair).
- c. Nominations – (Hans Britsch, Chair)
- d. Northern Village – (Ann Quinley, Chair)
- e. Parks & Rec. – (LaVonne Norwood-Johnson)
- f. Southern Village - (Jon Vick, Chair)
- g. Tribal Liaison – (Larry Glavinic, Chair)
- h. Website – (Bret Davis, Chair)
- i. Equine Ordinance (Oliver Smith, Chair)
- j. Lilac Hills Ranch (Accretive) (Steve Hutchison, Chair)

Correspondence Received for the July meeting

- a. DPDS to VCCPG; PDS2013-MUP-81-098W1; Valley Center Church Modification; located at 14919 Fruitvale Road;; owner is Southeastern CA. Conference of Seventh-day Adventist at 951-509-2200;; Applicant and contact person is Doug Munson @ 760-390-7727 or drmunson@cox.net . The proposed project consists of the addition of a 40 x 90 Fellowship Hall, the addition of a steeple, the addition of a monument sign, the remodel of the existing fellowship Hall into classrooms, the removal of the existing kitchen in favor of a hallway and the removal of a portion of existing leach lines and replacement in a new location. (Bob Franck)
- b. DPDS to VCCPG, PDS2013-MUP-03-118W2; ATT Wireless-Lake Wohlford (SD0675) located at 26725 Lake Wohlford Road at Meamar Drive; Owner is Higgason John D Trust c/o Terry Hutchison at 16809 Mount Fletcher Circle, Fountain Valley, CA 92708. Applicant is AT&T Wireless at wcastanares@5CProfessionals.com ; Contact person is Franklin Orozco at forozco@interlinkpg.com . Major use permit modification to allow the replacement of a wireless telecommunication facility currently mounted to a utility pole. The proposed facility will consist of 12 panel antennas mounted to a new faux broadleaf tree with associated equipment with a concrete masonry block enclosure with a trellis top. Requests a 45' height where limit is 35'. (Norwood-Johnson)
- c. DPDS to VCCPG; PDS2013-AD-13-024. LeBlanc AD for Oversized garage/workshop; project address is 14637 Tyler Road at Cole Grade Road.; Owner is Mike LeBlanc at 760-715-6069; contact person is William Bucher at 619-316-3563. The project proposes the installation of an oversized attached accessory structure. (Site Plan Included). (Jon Vick)