

Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082

Notice of Regular Meeting; Agenda October 21, 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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(Three Openings)

A. Roll Call

B. Pledge of Allegiance

C. Approval of Minutes for the Meeting of September 9, 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 vacation of a portion of a Valley Center Road Irrevocable Offer to Dedicate (VAC 2013-0018-A) The current improvements on Valley Center Road moved the centerline south and eliminated the need for additional right of way to the north. An 8 foot strip of the IOD is being retained to allow for expanding the trail along Valley Center Road. The IOD in question is along Valley Center Road in the vicinity of Miller Road. (Quinley)
- 2) Discussion and possible vote on PSD2013-AD-12-039 Nelson Agriculture/Storage Building; project address 9755 Megan Terrace, Escondido at Mountain Ridge Road owner and contact person: Gary Nelson at gnelson@gnelson.com or 760-751-1980. Oversized Accessory Structure. (Vick).
- 3) Presentation followed by VCCPG discussion and possible vote, Mark Olson of Citrus Pest and Disease Prevention Program—a non-profit program aimed at stopping invasive pests in San Diego. His presentation will concern an invasive pest deadly for citrus trees (Asian citrus psyllid). He will discuss spread of the pest, what is being done and how residents can protect citrus trees. (Smith)
- 4) Discussion and possible vote on presentation by Doug Johnson General Manager of Valley Center Parks and Recreation. Mr. Johnson will talk about the PLDO funds and items on the PLDO list. (Norwood)
- 5) Discussion and vote on creation of a subcommittee to consider creation of a 77 acre solar installation on Cole Grade Road and Via Valencia. (See Correspondence item e.below) (Smith)

F. Group Business

- 1) Announcements and Correspondence Received
- 2) Introduction of candidates for two open seats on the VCCPG.P(Brisch)
- 3) Notice of Resignation of member Brett Davis on September 28, 2013 due to moving out of the area and Announcement of a vacancy resulting from his resignation. (Smith)
- 4) Introduction and discussion on changes in VCCPG's standing rules to allow meeting0 on public holidays.. (Rudolf)
- 5) Notice of Resignation of member Brett Davis on September 28, 2013 due to moving out of the area.
- 6) Notice of and response to Public Records Act (PRA) request to VCCPG by Jon Rilling of Accretive Investments dated September 17, 2013.

7) Meeting Updates: Next VCCPG Meeting: November 18, 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 September meeting

- a. DPDS to VCCPG; Weston Town Center; PDS2010-3992-10-014; Project Address is Cole Grade Road and Valley Center Road; APN is 188-230-01; contact person is James Chagala 10324 Meadow Glen Way East; Escondido, CA. The project description is based on the 2010 project and may change depending on the applicant's needs. If it changes, a new project description will be prepared by PSD. The project is a potential GPA, Specific Plan area for a mixed use town center. Approximately 83 acres of the Weston Town Center would be used for residential development at an average density of 7.10 dwelling units per acre. 529 residential units are planned and 10@ are proposed as duplex residences while 476 would be single family. About 17 acres of open space, park and/or trail areas are proposed. Main access to the commercial portion would be from Indian Creek Road off Valley Center Road. The project may be served by a sewage recycling plant proposed by Valley View Properties and operated by VCMWD. (Quinley)
- b. DPDS to VCCPG; PSD2013-AD-12-039 Nelson Agriculture/Storage Building; project address 9755 Megan Terrace, Escondido at Mountain Ridge Road owner and contact person: Gary Nelson at gnelson@gnelson.com or 760-751-1980. Oversized Accessory Structure. (Vick).
- c. To Interested Parties from Valley Center Unified School District. Pursuant to CEQA VCPUSC informs agencies and the public that an EIR is being prepared for the UCPUSD sports field and invites agencies and the public to comment on the scope and content of the document. A meeting will be held at school offices on October 3, 2013 at school offices. The project site is 28751 Cole Grade Road.
- d. From the San Diego Board of Supervisors to VCCPG; Notice of Public Hearing on October 23, 2013 at 9:00 AM at 1600 Pacific Highway San Diego. The hearing is about amending the San Diego County Zoning Ordinance to streamline the County's design review procedures. The ordinance will adopt the design review checklists for Valley Center, Alpine, Bonsall, Fallbrook, Lakeside, Spring Valley, Sweetwater and the I-15 Design Corridor.
- e. DPDS to VCCPG; PDS2013-MUP-13-019, PDS2013-ER-13-02-002, NLP Valley Center Solar, a 79 acre solar project located at 29471 Cole Grade Road and Via Valencia, Contact person is Steve Joslin at SJoslin@nothpowerlight.com or 949 642-3824. Project proposes the development and operation of a solar farm. The solar facilities will be installed on a portion of the 77 acre project site to achieve 7 megawatt output. The solar panels are to be mounted on a collection of single axis tracking systems supported by machine-driven metal "I" beam pilings.