

# Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082

Notice of Regular Meeting; Final Agenda May 12, 2014 at 7:00 pm

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



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(1 seat pending)  
(2 seats open)

## A. Roll Call

## B. Pledge of Allegiance

## C. Approval of Minutes for April 14, 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 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) PDS2013-MUP-73-248W2, Skyline Ranch Country Club, LTD, 18218 Paradise Mountain Road at Latigo Road, Applicant is Fred Gritzen from Skyline Ranch Country Club, LLC at 858-756-4144 or [deldios@sbcglobal.net](mailto:deldios@sbcglobal.net); Project Contact Person is Sharon Thornton for Wynn Engineering, Inc. at 760-749-8722 or [Sharon@wynnengineering.com](mailto:Sharon@wynnengineering.com). Skyline Ranch Country Club proposes to submit a Major Use Permit Modification request to update and modernize the community buildings within the mobile home park located on Paradise Mountain Road. They will rehabilitate the existing office/restroom/storage/laundry/maintenance building. A replacement pre-fabricated steel Maintenance structure is proposed. The gated entry way off Paradise Mountain Road will be improved. (Franck)
- 2) PDS2014-AD-14-020, Construction of a second dwelling unit at 10320 Lilac Ridge Ranch, Escondido, CA 92026; Applicant is Stephanie Lupton at 760-224-9704 or [sjdrafting@gmail.com](mailto:sjdrafting@gmail.com). This project entails the conversion of the guest house garage into living space. Two parking stalls will be provided outside the structure. (Boulos)
- 3) Discussion and possible vote on presentation by Gina Molise, Senior Public Affairs Representative on modifications to the Valley Center Public Station on Rodriguez Road concerning larger pumps that will be installed to increase efficiency of the delivery system.
- 4) Chairman's Smith update on meeting with PDS concerning the median at Sunday Drive and Valley Center Road. Last July the county put a condition to the property to teach out 650 feet of median, of which 300 feet is plants, on Valley Center Road south of Sunday Drive (Smith)
- 5) Discussion by sub-committee Chair Steve Hutchinson on the revised EIR that is coming for the Accretive Lilac Hills Ranch project in the West end of Valley Center. There is a specific concern about the recommended use of Eminent Domain in favor of the project. (Hutchison)
- 6) Discussion on Escondido Safari Heights project and its impact on Valley Center. The project proposes 550 homes on 100 acres (lot sizes 10,000 square feet to 1 acre) east of Valley Center and north of route 78 and the Safari Animal Park. (Smith)
- 7) Discussion and possible vote on an item from the Mobility subcommittee for approval of a letter of support for the Active Transportation Program.  
<http://www.dot.ca.gov/hq/LocalPrograms/atp>. (Jackson)

## F. Group Business

- 1) Review and vote on revising the wording of the recommendation vote for Orrin Miller taken at the December 2013 meeting to reflect that we were voting for Seat # 1, not Seat # 15 and revise the January 14, 2014 minutes and submittal letter to reflect that Mr. Miller is recommended for Seat #1. (Smith)
- 2) All previous candidates for seats # 3 and # 4 will be presented in June and voted on in July. All new application received by June 7 will also be presented in June and voted on in July.. (Britsch)
- 3) The tribal Liaison sub-committee lost a member to resignation. They are seeking a new member to replace the one who resigned (Glavinic)
- 4) Discussion and update on the Land Development Process Review Committee (Smith)
- 5) Meeting Updates: **Next VCCPG meeting: June 9, 2014**

## G. Adjournment

### Subcommittees of the VCCPG

- a. Mobility – (Mark Jackson, 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 – (Jeana Boulos, Chair)
- i. Solar Projects (Oliver Smith, Chair)
- j. Lilac Hills Ranch (Accretive) (Steve Hutchison, Chair)

### Correspondence Received for the May meeting

- 1) Delgado Second Dwelling Unit Administrative Permit; PDS2014-AD-14-020; Project address:10320 Lilac Ridge Road' A\N 129-200-00; The project is an Administrative Permit for a second dwelling unit with uncovered parking. The applicant proposes a 2,650 square-foot second dwelling unit with an attached deck and two covered parking spaces, which exceeds the 30% of the living area of the main dwelling and therefore, requires an Administrative Permit. The site has an existing 2,640 square-foot single family residence and a guest house with an attached garage that would be converted into the second dwelling unit. The project would be served by on-site septic system and imported water from the Valley Center Municipal Water District. (LaVenture)