

Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082

Notice of Regular Meeting; Final Agenda August 12, 2013 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

Hans Britsch

thomas@westerncactus.com

Bret Davis

bret_davis@hotmail.com

Robert Davis

bob@bobdavisrealty.com

Paul Evans

gentleman_programmer@hotmail.com

Bob Franck

Franckfort@yahoo.com

Larry Glavinic

larryglavinic@gmail.com

Mark Jackson

jacksonmark92026@gmail.com

Eric Laventure

mxinmotion@gmail.com

LaVonne Norwood-Johnson

lavonne@armorfabrication.com

Rich Rudolf

richrudolf@sbcglobal.net

Jon Vick

JonVick2@aol.com

(One Opening)

A. Roll Call

B. Pledge of Allegiance

C. Approval of Minutes for the Meeting of July 8, 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 and Glavinic)
- 2) Introduction of candidates for vacant Seat # 9 on the VCCPG. If there are insufficient candidates, discussion and vote on extending the application period. The seat expires December 31, 2016.(Brisch)
- 3) 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 forzco@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)
- 4) 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 owner, who built the structure without a permit, is applying for an Administrative Permit. (Jon Vick).
- 5) Discussion and vote on report from Lilac Hills Ranch subcommittee on the DEIR submitted by the Accretive project. Also, motion, discussion and possible vote on an additional regular meeting on August 16, 2013 for the presentation of a further analysis by the subcommittee. Finally discussion and vote on reimbursing copying costs associated with distributing the report to subcommittee members and others. (Steve Hutchison).
- 6) Discussion and vote on a memo to the county regarding improvements needed for Lilac Road/Old Castle Road. (Smith and Bob Davis).
- 7) Discussion and vote on whether to reappoint Mike McMahon to I-15 DRB or to do a new search. He was appointed in May 2013 and his term expires in September 2013. (Britsch)
- 8) ABC permit for El Valle Produce; PDS2013-ABC0130002;owners are Alfredo and Claudia Compos; Premise address is 27455 Valley Center Road; The market has established a full convenience market and wishes have a liquor license so that customers can purchase beer and wine while shopping there. (Smith)

F. Group Business

- 1) Announcements and Correspondence Received
- 2) Discussion of VCCPG member responsibilities for voting on items presented and appropriate instances when abstention from a vote should be considered. (Smith)
- 3) Updates from each subcommittee chair on current issues and activities within their sub-committee. (Smith_
- 4) **Meeting Updates: Next VCCPG Meeting: September 9, 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 August meeting

- a. Department of Public Works to the VCCPG. Notice of Intent to Adopt a Negative Declaration in accordance with CEQA for the Sign and Banners in right-of-way project. The proposal is to amend the provisions in the Definitions and General Regulations sections of the Zoning Ordinance related to Off Premise Signs to allow placement of certain Special Purpose Off-Premise Signs within road right-of-way. The review will conclude on Friday, August 16, 2013.
- b. 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 in 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)
- c. DPDS to VCCPG; ABC permit for El Valle Produce; PDS2013-ABC0130002; owners are Alfredo and Claudia Compos; Premise address is 27455 Valley Center Road; The market has established a full convenience market and wishes to have a liquor license so that customers can purchase beer and wine while shopping there. (LaVenture)