

# Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082

Notice of Regular Meeting; Agenda March 10, 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 February 10, 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) Informational item on the proposed construction, operation and maintenance of a photovoltaic (PV) solar facility on land owned by SDG&E next to the existing substation at 29560 Valley Center Road. Facilities will allow for the long-term generation of energy from solar power connected to the local electrical distribution grid. Overall production capacity is expected to be enough to serve 500 households. (Smith)
- 3) Wright Second Dwelling Unit at 12471 Mirar de Valle Rd. PDS2014-AD-14-005. Owners are Craig and Julie Wright at 253-431-1237; Project Engineer is Pat Taylor as [asuram1@yahoo.com](mailto:asuram1@yahoo.com) or 619-532-3159. The project is to convert the existing main house garage into a home entertainment room and to construct a new detached second dwelling unit with a 2-car garage. The proposed new second dwelling unit will be used to house elderly parents who have become ill. The new dwelling unit living area is 888sq.ft which is 35% of the main house living area. The project included only finish grading with far less than 200 cubic yards of cut and fill. Existing drainage patterns remain unchanged. The project is on septic. (LaVenture).
- 4) Administrative permit for an oversized structure for the McGuire Game/Hobby Room at 31121 Stardust Lane PDS2014-AD-14-006. The project involves the construction of a 2 story, 2014 square foot structure on a 2.5 acre property. The structure will honor all building setback limits and comply with all zoning regulations and building codes. Owner is Dave McGuire at [dave@mcguireconsulting.com](mailto:dave@mcguireconsulting.com); Contact person is Dough Pedersen at [doug@idasd.com](mailto:doug@idasd.com). (Britsch)
- 5) Valley Center-Pauma Unified School District Environmental Impact Report for a District Sports Field Project. Comments must be received by March 17, 2014 and should be directed to Julie Macy Kimball, Chief Business Officer VCPUSD at 28751 Cole Grade Road, Valley Center 92082 or email comments to [Kimball.ju@vcpusd.org](mailto:Kimball.ju@vcpusd.org). The project proposes a multi-use turn sports field in the southeastern quadrant of Cole Grade Road and VC School Road on a 1.9 acre site. (Rudolf)
- 6) Presentation (and discussion following) from Gladys Gonzalez, San Diego Land Use Environmental Planner on ground water projects to improve water quality for the Unincorporated County. (Smith)
- 7) Rancho Guejito Farm Road Restoration; Notice of Intent to adopt a mitigated negative declaration; PDS2013-LDGRMJ-0039; PDS2013-LPR-13-006. This project is a restoration, grading and re-vegetation plan to restore 10.7 acres of unpermitted grading that occurred in 2011. The project is located within the SE portion of the 22,544 acre Rancho Guejito property. The project impacts include fill removal, remedial grading and slope restoration for the site. It will restore a total of 4.3 acres of habitat that were illegally graded. (Quinley)

- 8) Report on review and recommendations for the Rincon Reservation Environmental Assessment. (Glavinic)
- 9) Discussion and possible vote on a response to the Feb 20, 2014 Land Development Performance (LDP) Committee request for Board of Supervisors Clarification on LPD "purpose, operation and/or function". (Jackson)
- 10) Discussion and possible vote on a Planning Group letter (or other action) in response the possibility of multiple cuts in the median on Valley Center Road as conditions of future development. (Quinley)
- 11) Presentation by San Diego County Department of Agriculture, Bureau of Weights and Measures on proposed revision to the County Bee-Keeping ordinance. Entomologist Dr.Tracy Ellis will talk to the Planning Group and can respond to questions. (Smith)

## **Group Business**

- 1) Welcome to new any new member following BOS approval.(Smith)
- 2) Introduction of candidates for open seats on the VCCPG (Brisch)
- 3) Meeting Updates: **Next VCCPG meeting: April 14, 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 March meeting:**

1. Department of Public Works to VCCPG; Prioritization request for Roadway Pavement Maintenance and Capital Improvement Projects in the Valley Center Community Planning Group Area and Road Condition Index categories. (Jackson)