

Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082

Notice of Regular Meeting; Final Agenda April 14, 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 March 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) Report and discussion of on the status of Weston Towne Center at Cole Grade and Valley Center Roads. PDS2013-STP 13-029; Owner is Weston Valley Center LLC at 310-473-0040 and herb@herbschaffer.com; Contact person is James Chagala at 760-751-2691 and Planning @chagala.com. The project currently under review is the commercial town center area of about 11 acres. 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 and approximately 529 residential units are planned. 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)
- 2) Pennell Second Dwelling; PDS2014-AD-14-010; Owner is Timothy V. Pennell who lives at project location at 12736 Hideaway Lake Road in Valley Center; email: timpennell597@msn.com or 619-247-7925. Applicant proposes the construction of an 801 square foot second dwelling adjacent to an existing 2,157 square foot existing one. (Glavinic)
- 3) Discussion and possible vote on Verizon, Aquacate Cell Phone tower project, PDS 2013-MUP-13-022, Owner is Brad Diskin at 15202 Aquacate Lane; Applicant is Verizon Wireless and contact person is Margie Sullivan, Agent for Verizon Wireless at 760-613-3488 or Margie.sullivan@plancorninc.com. Verizon Wireless is proposing to install 12 antennas, 21 remote radio units, and 1 microwave dish antenna inside a new 35' faux water tank. The equipment necessary to operate the facility will be located in a proposed 12' x 22' concrete block building on a new concrete pad. Installation of an emergency generator will be placed inside a new concrete block wall enclosure. (Norwood),
- 4) Discussion and vote on letters and issues from the Mobility Subcommittee to San Diego County Department of Public Works and to the Board of Supervisors. (Jackson):
 - a. Letter concerning Sunset Road and Vesper Road intersection. DPW has requested comments on their proposed changes to intersection controls in an effort to assist the community in managing speed and safety.
 - b. Letter of thanks and appreciation to DPW for major repairs and resurfacing of over 4 miles Lilac Road--a major arterial road in Valley Center.
 - c. Mobility subcommittee letter to DPW on proposed Cole Grade Solar Project (PDS 2013-MUP-13-019) reflecting Mobility issues that the proposed project raises.
 - d. Mobility ranking and priorities by DPW regarding Valley Center Public Roads for a) Capital improvements including new roads, lane additions, bridge improvements; b) maintenance work on existing public roads
 - e. Mobility subcommittee recommendations for Butterfield Trails project Sunday Drive/Valley Center that are compliant with VC community plan.

- 5) Discussion and possible vote on a letter to the Board of Supervisors regarding request to the Board of Supervisors made by the Land Development Performance Review Committee (DDPRC0). For reference, an e-mail from the Spring Valley Planning Group Chair James Comeau will be distributed at the April 14, 2014 Valley Center Community Planning Group meeting. (Jackson)

F. Group Business

- 1) Welcome to new members
- 2) Introduction and possible vote on candidates for open seats on the VCCPG (Brisch)
- 3) Meeting Updates: **Next VCCPG meeting: May 12, 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 April meeting

1. PDS2013-MUP-73-248W2, Skyline Ranch Country Club, LTD, 18218 Paradise Mountain Road at Latigo Road, Applicant is Fred Gritzen for Skyline Ranch Country Club, LLC at 858-756-4144 or deldios@sbcglobal.net; Project Contact Person is Sharon Thornton for Wynn Engineering, Inc. at 760-749-8722 or 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. This project entails the conversion of the guest house garage into living space. Two parking stalls will be provided outside the structure. (Boulos)
3. County of San Diego Planning Commission to the VCCPG; Hearing is April 11, 2014 for ATT Wireless-Lake Wohlford Wireless Telecommunication Facility; PDS2013-MUP-03-118W located at 26725 N. Lake Wohlford Road; This is a request for the Planning Commission to evaluate the proposed project, for a Major Use Permit (MUP) modification to an existing wireless telecommunication facility.
4. Local Agency Formation Commission agenda for April 7, 2014 meeting at 9:00 County Administration Center, 1600 Pacific Highways, San Diego. The Agenda includes adoption of an Amendment to the Spheres of Influence for the Valley Center Municipal Water District.