

Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082

Notice of Regular Meeting; Agenda July 14, 2014 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

Ann.quinley@pomona.edu

Steve Hutchison
Secretary

hutchisonsm@gmail.com

Jeana Boulos

jeana.h.boulos@gmail.com

Hans Britsch

thomas@westerncactus.com

Bob Franck

Franckfort@yahoo.com

Larry Glavinic

lglavinic@yahoo.com

Mark Jackson

markjacksonvccpg@gmail.com

Eric Laventure

mxinmotion@gmail.com

LaVonne Norwood

lavonne@armorfabrication.com

Rich Rudolf

richrudolf@sbcglobal.net

Jon Vick

JonVick2@aol.com

(1 seat pending)
(2 seats open)

A. Roll Call

B. Pledge of Allegiance

C. Approval of Minutes for June 9, 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) Discussion and vote on McGuire Game/Hobby Room; PDS2014-AD-14-006; Owner is Dave McGuire who lives at 31121 Stardust Land; Engineer is Lovelace Engineering at 858-535-9111 or cturner@lovelaceeng.com; contact person is Doug Petersen at 619-274-7525 or doug@idasd.com. Location of project is 31121 Stardust Land at Hillsdale Road. Applicant proposes the construction of a 24 X 48 foot two story game/hobby structure not attached to the main house. (Boulos)
- 2) Continuation of Discussion and possible vote on Wilkes Solar Project; PDS 2014-AD-14-030; PDA 2014-ER 14-08-007; Application for an Environmental Initial Study (AEIS) for solar installation at 29660 Wilkes Rd. and Mystery Mountain Road. Owner is Phyllis Mabbett, Trustee, Mabbett Family Trust at 760-533-8716 or drphyllism@aol.com; Applicant is Desmond Power Products, LLC at 760-533-8714 or drarlenb@desmon-us.com; Contact person is Shane Arlen Barksdale at 760-533-8714 or dralenb@desmon-us.com; Project is a 10 acre; 1.9 MWde, export electrical system on a 16.97 acre lot. (Smith or Hutchison)
- 3) Discussion and possible vote on County's draft proposal to improve SR 76 and Valley Center Road intersection. (Jackson)
- 4) Update on DEIR resubmittal for Lilac Hills Ranch (Accretive) project and discussion and vote on transmittal letter for earlier comments on PDS2012-3800-12-001 (GPA), SP12-001. Lilac Hills Ranch is a master planned community of 608 acres and 1,746 residences, 90,000 square feet of commercial office and retail space; a 50 room Country Inn; a 200 bed care assisted living facility and civic facilities that include public and private parks, a private recreational facility, other recreational amenities, and, the developer proposes, other public facilities including a fire station and a school. The project is located east of I-15 and south and west of West Lilac Road one half mile north of Circle R Drive. (Hutchinson)
- 5) Discussion and vote on creation of a subcommittee to review and make recommendations on a "Sunset Review" for the VCCPG prior to November 18, 2014. The Board of Supervisors Policy A-74 requires that each year one fourth of all advisory committees conduct such a review. The VCCPG will review its establishing ordinance, policy or resolution, develop recommendations for continuance, deletion or revision and provide a written report to the Clerk of the Board of Supervisors by November 18, 2014. (Rudolph and Ad Hoc subcommittee).
- 6) Discussion and vote on Valley Center-Pauma Unified School District Sport Field Project updated, recirculated Draft EIR. Comments must be received by July 23, 2014. The project proposes a multi-use turf sports field in the southeastern quadrant of Cole Grade Road and Valley Center School Road on a 1.9 acre site owned by the school district. It is a flat, vacant, previously developed land. Portable and moveable benches and/or bleachers would be used for participants and spectators. The sports field would be fenced and would be used during daylight hours and not lighted. (Rudolf)

F. Group Business

- 1) Vote on candidates for seats # 3 and # 14 on the Valley Center Community Planning Group. The two candidates who are selected will be recommended to the Board of Supervisors for appointment to the VCCPG. (Britsch).
- 2) Discussion and vote on setting date for an extra meeting to review and vote on the recommendations from the Lilac Hills Ranch sub-committee concerning the recirculated DEIR and Specific Plan. (Hutchison)
- 3) Welcome to Bill Miller who has been approved/ appointed to a seat on the Valley Center Community Planning Group. (Quinley)
- 4) Meeting Updates: **Next VCCPG meeting: August 11, 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 July meeting

- 1) DPDS to VCCPG- PDS2012-3800-12-001 (GPA), SP12-001. Lilac Hills Ranch is a master planned community of 608 acres and 1,746 residences, 90,000 square feet of commercial office and retail space; a 50 room Country Inn; a 200 bed care assisted living facility and civic facilities that include public and private parks, a private recreational facility, other recreational amenities, and, the developer proposes, other public facilities including a fire station and a school. The project is located east of I-15 and south and west of West Lilac Road one half mile north of Circle R Drive. (Hutchinson)
- 2) Department of Transportation, District 11 to VCCPG; Notice of Draft Initial Study/ Environmental Assessment, and Notice of Public Hearing on potential environmental impacts of the proposed State Route 76 (SR 76) and Valley Center Road Intersection Improvement Project. The project is available for comments until July 7, 2014. The project would perform safety improvements to the SR 76/Valley Center Road intersection and realign curves adjacent to the juncture, install sidewalks and two bus pullouts and install either a roundabout or a traffic signal at the intersection. (Jackson)
- 3) Valley Center-Pauma Unified School District Sport Field Project recirculated Draft EIR is being recirculated for comments which must be received by July 23, 2014. The project proposes development of a multi-use turf sports field in the southeastern quadrant of Cole Grade Road and Valley Center School Road on a 1.9 acre site owned by the school district. It is a flat, vacant, previously developed land. Portable and moveable benches and/or bleachers would be used for participants and spectators. The sports field would be fenced and would be used during daylight hours and not lighted. (Rudolf)
- 4) Road Runner to VCCPG-proof of publication for Agenda of June 9, 2014.
- 5) DPDS to VCCPG; Public Notice of intent to adopt Findings under the Environmental Quality Act. Project: Nelson Grading Plan (L-Grade) PDS2008-15413-15413. The project is a major grading plan to create two pads. The project site is located south of Valley Center Road at the Valley Center Road and Miller Road intersection. Access to the site would be provided by a driveway connection to Valley Center Road. Earthwork will consist of a cut of 9 cubic yards, fill of 62,018 cubic yards and import of 62,009 cubic yards of material. The project is consistent with lot size requirements of the General Plan and Zoning Ordinance. DPDS Planner is Emmet Aquino at 6948845 or emmet.aquino@sdcounty.ca.gov. (Quinley)
- 6) Comments from George Lucia, Valley Center Fire Marshall, on ideas for policies to reduce fire hazard on properties proposed for development that have previously been agricultural. County is preparing a response to Mr. Lucia's comments.