

Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082

Notice of Regular Meeting; Agenda March 9, 2015 at 7:00 pm

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



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A. Roll Call

B. Pledge of Allegiance

C. Approval of Minutes for the Meeting of January 12, 2015

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.PDS2014-TM-5596, ER 14-09-009. Project location is 15936 Vesper Road. Principal is Joel Waymire, Polaris Development Consultants at 619-444-2923. Proposed residential development of 9 lots each with 2 acre minimum lot size. There will be grading for access roads and build pads. Water will be provided by VC Water District and wastewater will be handled with on-site septic systems. (Miller)
- 2.Discussion and vote on proposed VCCPG Standing Rules Amendments to Articles II. Members, III. Duties, and V. Subcommittees. (Rudolf)
- 3.Valley Center Cemetery Revised Plot Plan and Preliminary Grading Plan, MUP 14-028, CC14-0092. Project location is 28953 Miller Road; Contact is Louise Kelly at 760-749-1186.A major use permit is sought to increase the cemetery interment area, revise on-site access driveway, upgrade septic system and construct an 800 SF office building. (Laventure)
4. Comments from the Chair concerning the "Thrive", LEED-ND workshops held by the County Department of PDS on February 11 and February 21. (Smith)
5. Discussion and possible vote on Hatfield Center PDS 2013; TPM-21202; PDS20123; STP-13-011 (Tentative Map and Site Plan), Hatfield Center, located at Valley Center Road in the South Village. Applicant: Jerry Gaughan Architect: Mark Burginger (Miller).
6. Discussion and possible vote on a letter from the Chair of VCCPG to Planning and Development Services asking that the South Village Form-based Code be brought to us for review in April or May. Without review and approval, grant money will be lost and South Village projects will be filed and reviewed without it. (Rudolf)
7. The County of San Diego, Department of General Services, is processing a request to vacate an existing flowage easement located over private parcels near Valley Center Road (APNs 189-012-59 and 189-012-62. The San Diego County Flood Control District finds that the flowage easement is no longer needed as it has been replaced with a more restrictive open space easement. As part of the vacation process the Department wishes to solicit input from the VCCPG. (Miller)

F. Group Business

1. Approval of reimbursing Vice-Chair for \$100--the cost of 2015 Post Office Box Rental (Quinley)
2. Approval of Sonja Lindberg as a member of the CUP Subcommittee and Paul Herigstadt for Lilac Hills Ranch. (Rudolf and Hutchison)
3. Discussion and final vote on sub-committee membership (Hutchison)
4. Discussion, update and recommendation from the Website subcommittee (Boulos)
5. Subcommittee Updates
6. Meeting Updates: **Next VCCPG meeting: April 9, 2015**

G. Adjournment

Subcommittees of the VCCPG

- a. Mobility – (Jon Vic, Chair).
- b. Community Plan Update -- (Richard Rudolf, Chair).
- c. Nominations – (Hans Britsch, Chair)
- d. Northern Village – (Ann Quinley, Chair)
- e. Parks & Rec. – (LaVonne Norwood, Chair)
- f. Southern Village - (Bill Miller, Chair)
- g. Tribal Liaison – (James Garritson, Chair)
- h. Website – (Jeana Boulos, Chair)
- i. Solar Projects (Oliver Smith, Chair)
- j. Lilac Hills Ranch (Accretive) (Steve Hutchison, Chair)
- k. Ad Hoc Committee on Handbook Update and member Training (Ann Quinley, Chair)

Correspondence Received for the February meeting

1. PDS to VCCPG, PDS2015-7PM-21219, PDS-2015-ER-IS-02-001 Hill Top Ranch located at 30718 Pauma Heights Rd and Palomar Vista Road; owners are Gregory Beck and Suzanne Chaves at 714-308-0423; contact person is Larry Paxton at 760-294-4871. The project plan is Emmet Aquino at 858-694-8845. The project consists of a 21.1 acre parcel which will yield 5 lots each at least 2 acres. The project will rely on septic. (Fajardo)
2. PDS to VCCPG, Champaign Gardens Specific Plan Area. The Champagne Gardens Specific Plan was adopted by the Board of Supervisors on January 13, 1999, and expired on January 13, 2007. The Specific Plan called for the development of visitor-serving commercial uses to include lodging, retail, restaurants, and an amphitheater, among other uses. The properties associated with this former Specific Plan are located on both sides of Champagne Boulevard, between Lawrence Welk Lane and Gopher Canyon Road, just east of the I-15. The Land Use Map has a 0 density for the area, so property owners could not build a single family residence on a legal lot, and allowed uses are very limited in the S88 zone with no adopted Specific Plan. PDS intends to work with property owners, associated planning groups (the area is at the intersection of the Bonsall, Valley Center, and Hidden Meadows planning areas), and other stakeholders in developing proposals for updated General Plan Land Use designations and zoning for these properties within the former Specific Plan boundaries.

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