

**MINUTES OF THE MEETING - TUESDAY AUGUST 3, 2021**

**Location (Virtual):**

<https://zoom.us/j/98380320278?pwd=dXhrcWEyZXpzOEM5SlhyZEpKVWpzZz09>

**Meeting Called to Order:** 7:03 PM, Alyssa Burley, Interim Chair

**A. ROLL CALL**

**Members Present:** 12 (Baillargeon, Burley, Conway, Hermann, Henderson, Herron, Johnston, Kister, Kossman, Steiger, Yousif, Weizman)

**Members Absent:** 2 (Tinsley Becker, Yepiz)

**Vacancy:** 1 (Seat 12)

**B. APPROVAL OF MINUTES**

**Action:** Approval of July 2021 Meeting Minutes

**Moved:** Steiger

**Second:** Burley

**VOTE:** 10 / 0 / 2 / 2 / 1 (Yea / Nay / Abstain / Absent / Vacant)

**Voting Yea:** Baillargeon, Burley, Conway, Herron, Johnston, Kister, Kossman, Steiger, Yousif, Weizman

**Abstentions:** Hermann, Henderson

**Absent:** Tinsley Becker, Yepiz

**Vacancy:** Seat 12

**Result:** Minutes Approved

**C. PUBLIC COMMUNICATION**

None were heard

**D. CONSENT ITEMS**

| <b>Item No.</b> | <b>Issue Summary</b>   | <b>Recommended Action</b>      |
|-----------------|--|--------------------------------|
| <b>D1</b>       | Capital Improvement Project List: calming traffic, speed signs, road restripe, signal lights, community improvement      | Approve Recommended CIP List   |
| <b>D2</b>       | Eucalyptus Tree Removal at approx. 10080 Fuerte Drive.<br>Re: close to power lines, falling branches danger to motorists | Vote in favor of tree removal. |
| <b>D3</b>       | Minor Deviation 506- 130-12-00 Crumbl Cookie Signage 2883 Jamacha Road Suite H, El Cajon, CA 92019                       | Approve Minor Deviation        |

**COUNTY OF SAN DIEGO  
VALLE DE ORO COMMUNITY PLANNING GROUP  
3755 Avocado Blvd. #187  
La Mesa, CA 91941**

|           |   |                                   |
|-----------|---|-----------------------------------|
| <b>D4</b> | Exemption for "D" Special Area Regulation 502-260-17-00 Chase Bank reroofing  | Recommend Exemption               |
| <b>D5</b> | Major Use Permit Modification PDS2021- MUP-10-044W1 Mt. Helix Drive - Verizon | Recommend Approval w/o Conditions |

**Action:** Approval Only of Consent Calendar Items D2, D3, D4, and D5. Item D1 pulled for consideration

**Moved:** Steiger

**Second:** Burley

**VOTE:** 12 / 0 / 0 / 2 / 1 (Yea / Nay / Abstain / Absent / Vacant)

**Voting Yea:** Baillargeon, Burley, Conway, Hermann, Henderson, Herron, Johnston, Kister, Kossman, Steiger, Yousif, Weizman

**Absent:** Tinsley Becker, Yepiz

**Vacancy:** Seat 12

**Result:** Items D2, D3, D4, and D5 on Consent Calendar Approved.

**E. INFORMATION ITEMS**

| Item No.                  | Start Time | CPG Presenter(s)                                 | Applicant Presenter(s) | Issue Summary   |
|---------------------------|------------|--|------------------------|---|
| <b>E1</b>                 | 7:10       | Burley   | N/A                    | VDO CPG Seat Vacancy Notice: Seat #12 (vacant as of 7/8/2021).The VDO CPG members will vote to fill the vacant seat at the September 7, 2021 meeting. Applications online |
| <b>CPG Comments</b>       |            | Burley announced vacancy and posting of vacancy. |                        |   |
| <b>Applicant Comments</b> |            | None were heard.                                 |                        |   |
| <b>Public Comments</b>    |            | None were heard.                                 |                        |   |

| Item No.  | Start Time | CPG Presenter(s) | Applicant Presenter(s)   | Issue Summary                              |
|-----------|------------|------------------|--------------------------|--|
| <b>E2</b> | 7:12       | N/A              | Scott Christman (County) | Socially Equitable Cannabis Program Update |

|                                  |  |
|----------------------------------|--|
| <p><b>CPG Comments</b></p>       | <p>Conway asked the process of cultivation and impact on the environment. Christman responded that the county is looking at all of the issues related to cultivation including impact on groundwater. County's CEQA consultant will release draft report of finding that will address environmental concerns.</p> <p>Johnston asked about how taxation will work in regard to cannabis still being illegal federally. Christman responded that taxation is a different group and he is only on the land use portion of it. Current plan is for November 2022 ballot measure for taxation.</p> <p>Burley asked about the current five dispensaries and if any are in Valle de Oro because of concerns over the new expansion regulations. Christman responded that the current regulations are for the ones existing now and that the new ones will not be for another two years. None of the current dispensaries are in Valle de Oro.</p> <p>Burley asked about number of new dispensaries that will be allowed in Valle de Oro area. Christman responded that the Board will decide on that information and there will be regulations such as increased buffer zones that may limit on where and how many retailers can open in certain areas. Either caps on the amount or setbacks will be used.</p> <p>Herron asked about EIR process and about the hiring of a consultant for the socially equitable program and if it is the same as the CEQA consultant. Christman responded that the EIR process is ongoing and will address a number of concerns. As to the consultant, Christman said it is different and each department has a different process and that may include hiring consultants.</p> <p>Herron asked what should we do to stay informed on the development process for the EIR and ordinance. Christman said stay in contact with County Staff including Christman and Elena.</p> <p>Kossman asked if the EIR and CEQA will address safety issues such as traffic or inebriation. Christman said that will be the Sheriff's responsibility. Onsite consumption is something that staff is looking into and will advise the Board.</p> <p>Herron asked whether when they previously set 1,000 foot setbacks, there was few places in East County and commented that would not be ideal because we want more than the five since we are doing this.</p> |
| <p><b>Applicant Comments</b></p> | <p>County is moving forward with goal to launch socially equitable cannabis program by Summer or Fall of 2023. They are working on plans to transition currently existing dispensaries into the new regulations.</p>   |
| <p><b>Public Comments</b></p>    | <p>Kathleen Lippitt asked what defines a sensitive use since the state does not recognize churches, community centers, etc. as sensitive use. Also asked how many drug recognition experts does the Sheriff have and how often do they test for marijuana. Christman responded that they are using state setbacks for sensitive use distinctions. Said that additional training will be helpful. Could not answer why Board prioritizes one thing over another.</p>  |

**F. ACTION ITEMS:**

| Item No.                  | Start Time | CPG Presenter(s)  | Applicant Presenter(s) | Issue Summary   |
|---------------------------|------------|---|------------------------|---|
| F1                        | 7:48       | Kister  | N/A                    | Capital Improvement Project List: calming traffic, speed signs, road restripe, signal lights, community improvement |
| <b>CPG Comments</b>       |            | <p>Kister presented her proposed priority list for improvements.</p> <p>Calming Traffic Speed Signs:</p> <ol style="list-style-type: none"> <li>1. Avocado South of Fuerte to Fury - both directions</li> <li>2. Grandview Drive</li> <li>3. Horizon Hills Drive/ Rolling Hills</li> </ol> <p>Road restrip:</p> <ol style="list-style-type: none"> <li>1. Fuerte Drive - east of Fuerte Elementary to Rolling Hills Dr currently between the 2 corners - there is a dashed line. Should be double yellow.</li> </ol> <p>Signal Lights:</p> <ol style="list-style-type: none"> <li>1. Fury and Calle Verde replace 3 way stop with signal light</li> <li>2. Sundale Road and Jamacha</li> </ol> <p>Community Improvement:</p> <ol style="list-style-type: none"> <li>1. Conrad Drive /Estrella Drive Sidewalks and street light going to Estrealla Park</li> </ol> <p>Many members of the CPG expressed concerns with the additional signal lights and traffic speed signs because of generally not being in favor of new signal lights in the community.</p> <p>There were also general concerns of the VDO area being labeled as semi-rural even though it not longer really is and that the County should take that into consideration. Also discussed likelihood of new lights in this area. Group asked Kister to get more info from county as to what is possible in what areas to better determine priority list.</p> |                        |   |
| <b>Applicant Comments</b> |            | N/A   |                        |   |
| <b>Public Comments</b>    |            | Kathleen Coates Hedberg from the Grossmont Mount Helix Improvement Association stated that their group's increased speed awareness signs and that there is no interest in more lights then are necessary.   |                        |   |

**Action:** Motion to Table Discussion Until Next Meeting

**Moved:** Herron

**Second:** Kister

**VOTE:** 11 / 0 / 0 / 3 / 1 (Yea / Nay / Abstain / Absent / Vacant)

**Voting Yea:** Baillargeon, Burley, Conway, Hermann, Herron, Johnston, Kister, Kossman, Steiger, Yousif, Weizman

**Absent:** Henderson, Tinsley Becker, Yepiz,

**Vacancy:** Seat 12

**Result:** Motion Approved

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| <b>Item No.</b> | <b>Start Time</b> | <b>CPG Presenter(s)</b> | <b>Applicant Presenter(s)</b> | <b>Issue Summary</b>   |
|-----------------|-------------------|-------------------------|-------------------------------|--|
| <b>F2</b>       | 8:21              | Burley                  | N/A                           | Eucalyptus Tree Removal  |
| <b>F3</b>       | 8:21              | Conway                  | Stephen Atteberry             | Minor Deviation 506-130-12-00 Crumbl Cookie Signage                          |
| <b>F4</b>       | 8:21              | Henderson               | Raymond Tintari               | Exemption for "D" Special Area Regulation 502-260-17-00 Chase Bank reroofing |
| <b>F5</b>       | 8:21              | Burley                  | N/A                           | Major Use Permit Modification PDS2021-MUP-10-044W1 Mt. Helix Drive - Verizon |

Items F2, F3, F4, and F5 were approved in Consent Calendar, Agenda Item D

| <b>Item No.</b>           | <b>Start Time</b> | <b>CPG Presenter(s)</b>  | <b>Applicant Presenter(s)</b> | <b>Issue Summary</b>  |
|---------------------------|-------------------|--|-------------------------------|---|
| <b>F6</b>                 | 8:22              | Burley   | N/A                           | Socially Equitable Cannabis Program – Statement of Support Letter |
| <b>CPG Comments</b>       |                   | <p>Burley wants us to write a letter to the Board of Supervisors about what we want to see as to cannabis in the County</p> <p>Conway wants us to add tight controls over where cultivation and manufacturing sites are and how they are regulated as to the environment. Wants to address housing for workers be considered Preference to them in industrial areas.</p> <p>Herron wants us to keep in mind buffering between residential and sensitive uses where they are limited but not so limited as to restrict them.</p> <p>Kister wants us to make sure CEQA is stressed and the study is complete and all due diligence toward CEQA is done.</p> <p>Johnston wants the illegal dispensaries to be included in the density of new dispensaries when considering how many new dispensaries.</p> <p>Hermann says if the setbacks do limit it, then that is part of the process and part of the business.</p> <p>Steiger wants something about signs and displays that do not induce youth to come into the stores.</p> <p>Main points in letter will be 1,000 feet setback from sensitive use, full CEQA consideration, number of dispensaries is consistent with number of liquor stores and based on density, limit hours, str</p> |                               |   |
| <b>Applicant Comments</b> |                   | N/A  |                               |   |

|                        |                  |
|------------------------|------------------|
| <b>Public Comments</b> | None were heard. |
|------------------------|------------------|

**Action:** Write Letter to Send to Supervisor Anderson Drafted by Burley

**Moved:** Burley

**Second:** Hermann

**VOTE:** 10 / 0 / 0 / 4 / 1 (Yea / Nay / Abstain / Absent / Vacant)

**Voting Yea:** Baillargeon, Burley, Conway, Hermann, Herron, Johnston, Kister, Kossman, Steiger, Yousif

**Absent:** Henderson, Tinsley Becker, Yepiz, Weizman

**Vacancy:** Seat 12

**Result:** Motion Approved

**G. GROUP BUSINESS:**

| Item No. | Items   | CPG Speaker           | Summary  |
|----------|---|-----------------------|--|
| G1       | Administrative                                  | Burley                | The CPG has to be back in person by October. Alyssa will look as to whether we can have an online option for community members and public. Will see if Valhalla is |
| G2       | Local Streets Sub-committee                     | Kister                | None more than discussion in items F1 above.   |
| G3       | Short-Term Rental Subcommittee                  | Kossman               | Nothing new.   |
| G4       | Parks/Parklands Dedication Subcommittee         | None.                 | Need subcommittee chair nominations. Weizman is interested in it.  |
| G5       | Casa de Oro Business Corridor Subcommittee      | Herron                | Waiting for draft  |
| G6       | Literacy First Charter High School Subcommittee | Yousif                | Appeal is currently ongoing in lawsuit because loss at trial level.  |
| G7       | VDO CPG Liaison – Fire Safe Council             | Hermann               | Held reappointments of new board.  |
| G8       | Cottonwood Sand Mine Subcommittee               | Henderson             | Nothing new.   |
| G9       | Ivanhoe Ranch Subcommittee                      | Baillargeon; Johnston | Nothing new.   |

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|            |   |        |                      |
|------------|---|--------|----------------------|
| <b>G10</b> | Airport Noise Advisory Committee Subcommittee | Herron | Nothing new.         |
| <b>G11</b> | Next Scheduled Meeting                        |        | September 7th, 2021. |

**H. ADJOURNMENT:** 9:06 p.m.

Submitted by: Oday Yousif