

## Valley Center Community Planning Group

**Approved Minutes** for a Virtual Zoom meeting held on **June 8, 2020** at 7:00 p.m.

Delores Chavez Harmes, **Chair**; Kevin Smith, **Vice-Chair**; James Garritson, **Secretary**

**A**=Absent; **Ab**=Abstention; **DRB**=Valley Center Design Review Board; **N**=Nay; **P**=Present; **R**=Recused; **VCCPG**=Valley Center Community Planning Group; **VCPRD**=Valley Center Parks & Recreation District; **Y**=Yea

### A. Join Zoom Meeting:

<https://us02web.zoom.us/j/81545352838?pwd=T0xFUmRiQjBTZXVYT00xNGovZUFsQT09>; **Meeting ID:** 815 4535 2838; **Password:** VCCPG-June

### B. Roll Call

- Meeting was called to order at **7:04 p.m.** and a Quorum was established with **14 members present. Mr. Del Pilar\***, the 15th Member of the Group arrived at **7:24 p.m.**
- Lisa Adams - **P**
- Jeana Boulos - **P**
- William Del Pilar - **P\***
- Susan Fajardo - **P**
- Julia Feliciano - **P**
- James Garritson - **P**
- Delores ChavezHarmes-**P**
- Steve Hutchison - **P**
- Joey Martinez - **P**
- Matt Matthews - **P**
- Kathleen McCabe - **P**
- LaVonne Norwood - **P**
- James Radden - **P**
- Kevin Smith - **P**
- Renee Wolf - **P**

#### Guests

- David Ross - Valley RoadRunner
- Kerry Garza - Touchstone Communities
- Pam Wiedenkiller - VC Trails & VC Parks & Rec.
- Sean Oberbauer - County Land Use/Environmental Planner
- Peter Ricciardo - Chief of Development
- Renee Meyst
- Debra Jockinson
- Eric Jockinson
- Mark Turner
- Ashley Smith - County
- Fredrick Wollman - VC Trails
- Kristina Donica
- Amy Fuller
- Regina Ochoa - County
- Corinne Lytle
- Chris Brown
- Emmet Aquino - County Parks & Rec
- MikeWagner
- Patricia Borchman
- Peter Ricciardo
- Mark Jackson
- Will Rogers
- Iphone participant
- 605331484 participant
- User Maggie participant
- Laury Floryment

### C. Pledge of Allegiance - Chair Harmes

### D. Approval of Minutes

1. **Motion: To approve the March 9, 2020 Minutes.**
  - a. **Maker/Second: Boulos/Norwood**
  - b. **Motion Carries 14-0-0 (Y-N-Ab).**
2. **Motion: To approve the April 13, 2020 Minutes.**
  - a. **Maker/Second: Norwood/Radden**
  - b. **Motion Carries 13-0-1 (Y-N-Ab). Mr. Smith abstained, as he did not attend this meeting.**
3. **Motion: To approve the May 11, 2020 Minutes.**
  - a. **Maker/Second: Smith/Wolf**

- b. Motion Carries 12-0-2 (Y-N-Ab). Ms. Boulos and Mr. Smith abstained, as they did not attend the meeting.**

#### **E. Public Communication/Open Forum**

- Chair Harmes provided a brief overview about using the Zoom features during the meeting tonight. She also asked the public to limit their time to one minute.
- Eric Jockinsen (guest) shared that the plans do not show any type of equine facilities. He is not against the proposed project, but the ten homeowners with houses above the proposed site have concerns about possible flies and odors if horses are housed at the facility. Chair Harmes had technical problems using Zoom and Mr. Smith took over the meeting during this time. Ms. McCabe wanted to share information about the project, but temporary Chair Smith requested that the Planning Group and guests either jump to Action Item 8 or go through the original order of the Action Items.
- There was no further public communication.

#### **F. Action items (VCCPG advisory vote may be taken on the following items)**

**1) Rite-Aid ABC Lighting (Harmes): Discussion/Update – PDS2020-ENFGEN-000136 – Contact made with Rite Aid Corp, VP of Construction Robert Palmer. Advised they are out of compliance with VC DRB signage/lighting requirements. Copy of DRB signage guidelines sent to Mr. Palmer. Rite Aid will be rebranding 2,400 stores nationwide. Palmer confirmed compliance with lighting requirements when VC store signage is replaced. Of note is that the developer, Halferty Development, is responsible for circumventing the Planning Group. Rite Aid was not directly involved with the permitting and building process.**

- Temporary Chair Smith suggested that the Planning Group move on to another action item until Chair Harmes was able to fix her technical problems.
- Sean Oberbauer, Land Use/Environmental Planner, shared background about the current status of this compliance issue.
- Ms. Feliciano wanted to make sure that Rite Aid is informed about this issue.
- Chair Harmes assumed leadership of the meeting again at 7:23 p.m. She has contacted Robert Palmer and he was not aware of any concerns that the Planning Group had about signage lighting requirements. Halferty Development did not follow the County guidelines. It will take between 3-4 weeks for this property to receive new digitized plans.
- Chevron (Action Item 2) will also need to make changes to their current lighting signage. Arco (Action Item 7) will need to revise some of their signage plans to meet DRB requirements.
- Chair Harmes stated that all businesses and projects must follow and meet the same guidelines.

**2) Chevron Gas Station Lighting (Harmes): Informational/Discussion – Requested signage requirements from County on special lighting exceptions for gas stations. Similar scenario as Rite Aid. The 2003 site plan for United Oil listed monument lighting only with no signage on interior or canopy. The 2019 plan submission for minor deviation requests to change to Chevron did not indicate internal illumination signage on permit request. County has**

requested building plans to review if internal illumination is indicated anywhere on the plans. County has informed us plans are with an off-site company for digitizing; it probably takes 3-4 weeks before the electronic version comes back.

- Chair Harmes stated that all businesses and projects must follow and meet the same guidelines.

**3) Liberty Bell Plaza (Del Pilar): Informational - PDS2017-STP-17-037 CEQA determination to adopt 15183 Findings was heard at the County of San Diego Zoning Administrator on May 21, 2020. Approved.**

- A brief informational statement was made about this action item.

**4) Easement Vacation (Norwood): Discussion – VAC2019-0014-A-B-C – County submits to vacate pedestrian & equestrian easements for maintenance; drainage and access easements to flood control district and flowage easement. Trails and pedestrian easement are not part of the County Master Trails plan. The San Diego County Flood Control District has determined that the drainage and access easements are also excess to their needs because the facilities to be constructed within them will be relocated or eliminated and privately maintained by the HOA. Flowage easement is also no longer needed by the District because a new CLOMR Map was processed with FEMA and when the grading is complete and the LOMR is approved flowage easement will be obsolete as there will be a new FEMA 100 Year floodplain established. County would not be required to maintain trails. Responsibility would go to HOA development. Trails Association expressed concern apx. 8 miles of trails would not be accessible by the public. Actual trail area is apx. 1-2 miles. Additionally, the County determines whether the roads and trails will be public or private. Park Circle roads and trails are private, with the exception of Park Circle Way and adjacent trails which access the public park. The public park is easily accessed by public streets and public trails. This prevents County taxpayers from increasing taxes and from the liability of maintenance costs for private streets and trails. They are owned and maintained by the Park Circle HOA. Although the majority of the trails are on private property, there will be no gates that would prevent the public from access. A public trail surrounds the public park in the Park Circle community with access from Mirar De Valle Road and Valley Center Road. Orchard Run project was first approved 1998 with Site plans and final maps approved in 2006 & 2010. In June 2019 the County PDS approved and recorded site plans and specified that no site plan or design or land use changes can be requested by the DRB or the PG.**

**(Vote) [Appendix]**

- Ms. Norwood shared that the County was offered the easement for this less than one mile of trails, but the County requested to vacate it, for the developer.
- Emmet Aquino (County official) shared that the County has not yet made an official recommendation about this easement vacation. Emmet will share Planning Group and community responses with SD County Parks and Recreation.
- Kerry Garza from Touchstone Communities shared a brief overview of this project. Orchard Run was approved in 1998. The former owner did offer some trail easements to the County. Mr. Garza shared a map of the proposed trails within the community. He shared that the County rejected some private trail easements because they do not provide connectivity. Chair Harmes commented that the trail easements are shown in orange.

- Mr. Smith shared that the community is concerned that they will lose access to these trails. Kerry shared that the County will not accept these trails because they are in excess of the Trails Master Plan for public dedication and therefore they are private trails.
- Mr. Hutchison shared his concerns that once the HOA takes control of these trails, the public will lose access to them. Mr. Garza shared that the trails within the community will remain private. Mr. Garritson commented that from previous meetings he understood that the public would have access to both the park and trails. Ms. Boulos shared that nothing has changed from the original plans. Chair Harmes stated that she had reviewed prior minutes and site plans for Park Circle.
- Mr. Garza stated that the trails will be privately built and maintained. The trails are not gated and the HOA will maintain them. Mr. Smith asked Kerry a few questions about the trail system. If the County does not accept the easements, it is easier for the builder to take over these sections of property to clean up the title. Ms. Boulos shared that the County has rejected the private trail easements. Mr. Hutchison asked if there was a way for the community to guarantee public access to these private trails. Kerry stated that these are private trails on private property. Part of the trails are public and will always remain public property. Mr. Garritson asked if the sidewalks within the community are public or private. Kerry shared that most newer developments do have private roads and sidewalks.
- Ms. Feliciano asked Emmet to clarify the County position about these private trails. Emmet and the County Parks management is still gathering information.
- Fredrick Wollman (guest and Chair of the Trails Association) shared that a promise of public access is a promise. He believes that the HOA might have the ability to guarantee access to these private trails.
- Laury Flory (guest) thought that these trails would remain public and as soon as the HOA is given control of these private trails, they will close public access to them.
- Pam Wiedenkiller (guest, member of the Trails Assoc. & Board Member of VCP&R) shared a Touchstone map and wanted Kerry to explain how there are 8 miles of trails. She wanted Touchstone to provide more details about the trail network.
- Ms. Boulos wanted to know how the offer of easement is recorded. Kerry agreed that there is some confusion about this. She asked if there was a way for the HOA to guarantee public access to these trails by including a declaration in the title of each property owner. Kerry stated that this is not an option because of numerous liabilities.
- Kerry shared that one of the trails (possibly 6A) will connect to the Daley Ranch.
- Frederick Wollman (guest) is working with the City of Escondido to provide access into Daley Ranch from Valley Center.
- **Motion: To separate this vote into two votes. Motion #2 is to accept the vacation of the drainage & access easement and flowage easement.**
- **Maker/Second:** Norwood/Feliciano
- **Motion Carries 15-0-0 (Y-N-Ab)**
- **Motion: To accept the vacation of the drainage and flowage easements.**
- **Maker/Second:** Norwood/Feliciano

- **Motion Carries 15-0-0 (Y-N-Ab)**
- **Motion: To accept the vacation of the drainage and flowage easements.**
- **Maker/Second: Norwood/Feliciano**
- **Motion Carries 14-0-1 (Y-N-Ab) Ms. Fajardo abstained from the vote because she had limited ability to hear and understand the official motion.**

**5) Valley Center Storage (initially presented as Terra Gen Lithium Battery Storage) (Matthews): Informational/Discussion – PDS2020-STP-20-011 Application submitted to County April 30th. Valley Center ESS, LLC (Developer) plans to construct, own and operate the Valley Center Storage Project, a lithium-ion based battery energy storage facility capable of delivering up to 140 megawatts (MW) for approximately 4 hours on an 8.93-acre parcel and associated utility and access easement in Valley Center, San Diego County (the Project). The Project will interconnect to the existing, adjacent San Diego Gas & Electric (SDG&E) 69kV Valley Center Substation via an approximately 0.3-mile underground generation tie line (gen- tie line). The Project will be comprised of sets of four battery enclosures (each enclosure approximately 31.6 feet long by 5.7 feet wide by 8.6 feet high) that will house the integrated Battery Energy Storage System (BESS) including battery cells, modules, racks, a fully integrated fire and safety systems, HVAC systems, and other electrical systems. The batteries will be charged from the CAISO (California Independent System Operator) grid via the Project's interconnection to the SDG&E Valley Center Substation. Energy stored in the Project will then be discharged back into the grid when the energy is needed, providing essential electricity reliability services to the local area. This project has not been presented before Valley Center DRB. [Appendix]**

- Mark Turner shared information about Terra Gen and the proposed project. Terra Gen is a company that brings a great amount of expertise to lithium-ion based battery energy storage facilities. The company serves a number of tech companies that like contracting with them to include in their energy portfolios. It is likely that there are three major customers that this project will service, with SDG&E becoming the largest customer. Terra Gen is a San Diego County company and does make an effort to become part of the community by providing lighting to some organizations and local scholarships. Battery storage will provide renewable energy to the Valley Center community and is an essential part of the power grid. This project is another step to have a zero carbon future in the State of California. Mark stated that the power facility might reduce power outages because current technologies cause SDG&E to shut off power when there are risks from Santa Ana winds and fire. The nine-acre property is located just off of Valley Center Road and is near Vesper Road. It is located in the industrial zone of Valley Center. Energy is stored in enclosed structures. The development has proposed a vinyl fence in front of the project. Chair Harmes shared images of the project as Mark Turner provided details about the proposed facility.
- Mr. Turner stated that a number of older facilities are now retired by energy companies. Terra Gen began considering Valley Center as a location for a substation back in 2015. The project could be completed by early 2021. The project location is in an industrial zone and

will provide taxes to the County. Mark shared a number of possible benefits that the project will provide the Valley Center community. Batteries are less expensive than gas generators.

- Dr. Matthews asked Mark Turner a number of questions about the project. He shared that over twenty of these battery projects have caught fire in the last four years. Dr. Matthews has spoken with the fire marshall about the experience Arizona had with these battery systems and wanted to know how Terra Gen will provide additional safety features in the design of this project.
- Mark Turner shared that the modules are automatically shut off if there is a thermal runaway. Each enclosure is made of fire-resistant steel and has its own HVAC system. Each enclosure has its own system to control excessive heat.
- Dr. Matthews shared that he understands that using water for fire suppression is dangerous. He has concerns of dangerous fumes reaching a daycare that is located only 1200 feet from the project. There are also neighbors that surround this proposed site. Dr. Matthews asked for further details about how much noise the project will generate. He also wanted to know how Keys Creek, which is located next to the property, is protected from toxic waste. In the unlikely event that this happens, Mark Turner shared that there are a number of safety protocols and that Terra Gen is responsible for any damages.
- Dr. Matthews also asked about defensible space and how the project addresses potential dangers such as the intake vents on the HVAC systems. In the event of a fire at the battery storage facility, each enclosure is automatically shut down. The project is monitored 24/7 by both wired and wireless communication. The fire protection plan includes a fire hydrant at the site. A fire station is located less than a half mile from the site.
- Mr. Del Pilar did not agree with some of the statements made by Mark Turner . He does not believe SDG&E will reduce energy rates. He also does not see any benefit the project will provide to the Valley Center community.
- Mark Turner will send a digital map to Mr. Del Pilar to better show that battery storage facilities are spread throughout the County. Chair Harmes shared that the community of Fallbrook did vote to approve a battery storage facility, but now regrets this decision. Dr. Matthews asked another question about what happens when lithium-ion batteries are decommissioned.
- Mark shared that the project will dispose and recycle all materials when that time comes. Dr. Matthews had questions about the ownership of the property. Terra Gen owns the property, according to Mark Turner. Mark stated that he will share further information about the ownership of the property privately with Chair Harmes and Dr. Matthews.
- Mr. Garritson commented that he did see a benefit of the project if sections of the power grid are not shut down because of Santa Ana wind and fire warnings.
- Dr. Matthews and Mr. Del Pilar shared that there is no guarantee that the power grid will become more reliable if this project is built.
- Ms. Adams asked if there is a maintenance plan and a remediation plan for when the project is no longer in use. Mr. Turner indicated that these concerns are part of the permit.

**6) Special Event Ordinance SEC. 72.249.5 (Harmes): Update - Traffic Engineering is bringing an updated Special Event program to the County based on feedback and input to the planned update through workshops, emails, and community group meetings. Highlights for communities and event organizers as follows: c) Submittal Deadlines: 30 day submittal deadline for events that can self-certify there will be no environmental impacts via the environmental questionnaire. d) Signed Plans: previously approved plans can continue to be used (grandfather clause) without requiring a new stamp from an engineer. e) Event Promotion: we will not impose any limitation of event promotion timing. f) Trained Staff: we will not require that each event staff require traffic control training; just one supervisory member of the event team. g) Costs: We will present the analysis of staff costs to the Board of Supervisors for final decision on fees and funding for applicants.**

- Chair Harmes shared information about this program. No comments were made about this program.

**7) Arco (DelPilar): Informational – PDS2015-STP-15-012 – DRB signage requirements sent to Dan Goalwin, architect for Arco.**

- Chair Harmes stated that all businesses and projects must follow and meet the same guidelines.

**8) Clark Site Plan/Dental & Vet Offices-VC Professionals (McCabe): Discussion - PDS2020-STP-20-008 - Proposed building 7,572 sf veterinary clinic and a 3,140sf new dental office on a 2.52acre parcel with existing split zoning (C36 commercial and Rr residential). The new veterinary and dental offices will be located at the rear of the C36 Zone, where the Vet clinic will observe a 0' setback. This allows for optimal views out of the site, the ability to separate parking for each location, and a generous area to be used as a landscaped buffer from Valley Center Road. Long term stormwater BM P's have been incorporated into the project's design. The design theme of the buildings and the layout of the site are in keeping with the goals and objectives of the Valley Center Community Plan for commercial development. The offices will be served by a single driveway that leads to dedicated parking for each building. Community questions/concerns: a. Why bright white and black roofs when all the surrounding buildings are on earth tones and tile roofs? b. Concern of faux turf dog run (11 on site map) being positioned alongside of the office windows of the adjacent building (housing CofC etc.) Dr. Clarke is aware and will address changing the plan to move it away from the buildings to alleviate any possible odor pollution c. Will Rogers said property was included in a former south area traffic study. Should this be readdressed given traffic increases and new developments going in now?**

- Ms. McCabe shared a brief report about this proposed building. She compiled these questions:
  - a. Why bright white and black roofs when all the surrounding buildings are on earth tones and tile roofs? She was told that this was to match the roof colors of a historical building.
  - b. Concern of faux turf dog run (11 on site map) being positioned alongside of the office windows of the adjacent building (housing CofC etc.) Dr. Clarke is aware and will address changing the plan to move it away from the buildings to alleviate any possible odor pollution
  - c. Will Rogers said property was included in a former south area traffic study. Should this be readdressed given traffic increases and new developments going in now?

- Ms. McCabe did address a concern that Eric Jockinsen (guest) and his neighbors had about potential fly problems if an equine facility is built below their properties. There are no plans for equine facilities and only a dog run is proposed.

**9) Lilac Hills Ranch (Hutchinson): Update - Planning Commission will consider forming an ad hoc subcommittee for the Lilac Hills Ranch project and for County staff to provide an overview of the fire safety determination for the project. The hearing on this item is limited to consideration of this issue. BOS hearing June 12 th , 2020. Documents for the June 12, 2020 Planning Commission hearing are available:**

<https://www.sandiegocounty.gov/content/sdc/pds/PC/200612-pc-hearing.html>

- **Motion: To extend the meeting until 10:30 p.m. if necessary tonight.**
- **Maker/Second:** Hutchison/Garritson
- **Motion Carries 14-1-0 (Y-N-Ab) Ms. Adams voted nay.**
- Mr. Hutchison shared that the County fire authority has identified a number of fire safety concerns about this project.
- **Motion: To add Mr. Hutchison in addition to Chair Harmes as representatives of the VCCPG.**
- **Maker/Second:** Hutchison/Feliciano
- **Motion Carries 14-1-0 (Y-N-Ab) Mr. Del Pilar voted nay.**
- Mark Jackson (guest) shared some of his concerns related to increased fire risk if the project is built.
- Mr. Smith wanted more clarification about the official position of the Planning Group.

#### **10. Rabbit Run (Martinez): Information – PDS2020-TM-5478TE Tentative Map Time Extension [Appendix]**

- Mr. Martinez provided a brief overview about this project. Rabbit Run has already requested an extension from the County. Chair Harmes asked if a vote was necessary about this extension, but Mr. Martinez stated that the developers are already working with the County,

#### **G. Subcommittee Reports**

1) Community Plan Update (Steve Hutchinson, Chair)

##### **2) Emergency Evacuation (Delores Chavez Harmes, Chair)**

- Progress on Paradise Mtn & Canal Rd. Ridge Ranch back entry road accessible for emergency vehicles but not “Prius ready”.

##### **3) Mobility (Lisa Adams, Chair)**

- Radar certification of 45 mph along N. Lake Wohlford to SR76 is part of the TAC Agenda for the June 12, 2020 meeting.

##### **4) Villages (William Del Pilar, Chair)**

- Mr. Del Pilar was happy that some newer members are taking on assignments. He likes it when a member is assigned a project because information is brought back to all members of the Planning Group. Chair Harmes shared background about how she assigns projects and her thoughts about the function of subcommittees.

5) Parks & Rec (LaVonne Norwood, Chair)

6) Tribal Liaison (Jeana Boulos, Chair)





May 28, 2020

Valley Center Community Planning Group  
PO Box 127  
Valley Center, CA 92082

RE: Easement vacation request for trails in Park Circle and Orchard Run

Dear Valley Center Community Planning Group Members,

The Park Circle/Orchard Run development includes a 3 acre public park and 8 miles of trails. These trails currently have Offers of Dedication (OD) to the County of San Diego for public Pedestrian and Equestrian Trails. The owners (Touchstone Communities) have requested that this Offer of Dedication be vacated. If this request is approved the Valley Center Community will have no guarantee that the public will have access to these trails.

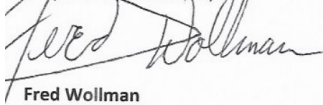
According to the attached April 17th letter from Tom McCabe, "the owner of these lands has purportedly agreed to continue to allow the public to use these trails once constructed, with no public maintenance responsibilities". In addition, the attached Park Circle promotional material highlights "8 miles of trails and pathways that link up to our neighborhood parks and the regional Heritage Trail", all of which are accessible to the public. Future HOAs can restrict public access if the easement is vacated.

The Valley Center Trails Association strongly recommends that the easement not be vacated until there is a guarantee that the public will have access to all 8 miles of trails in the Park Circle/Orchard Run development.

Public access to these trails is vital to link the new development to the community and necessary to maintain the character of Valley Center.

Thank you for your consideration.

Respectfully submitted,



Fred Wollman  
President, Valley Center Trails Association

## Valley Center Storage (initially presented as Terra Gen Lithium Battery Storage)







**VALLEY CENTER  
STORAGE PROJECT**

**PHOTO VIEWPOINT 1**

DATE: 04/11/2020  
TIME: 2:15 PM  
DIRECTION: SOUTH - SOUTHWEST

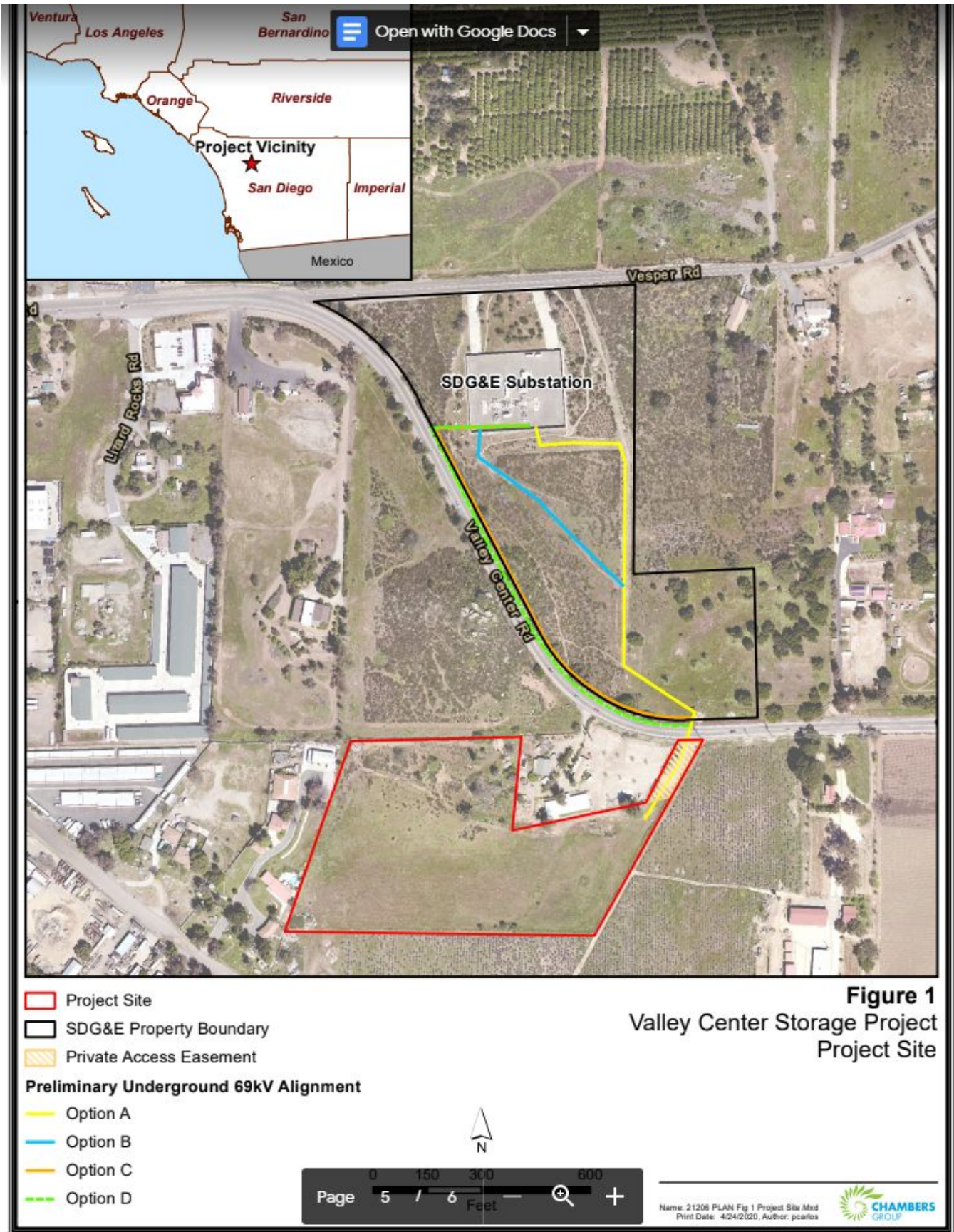


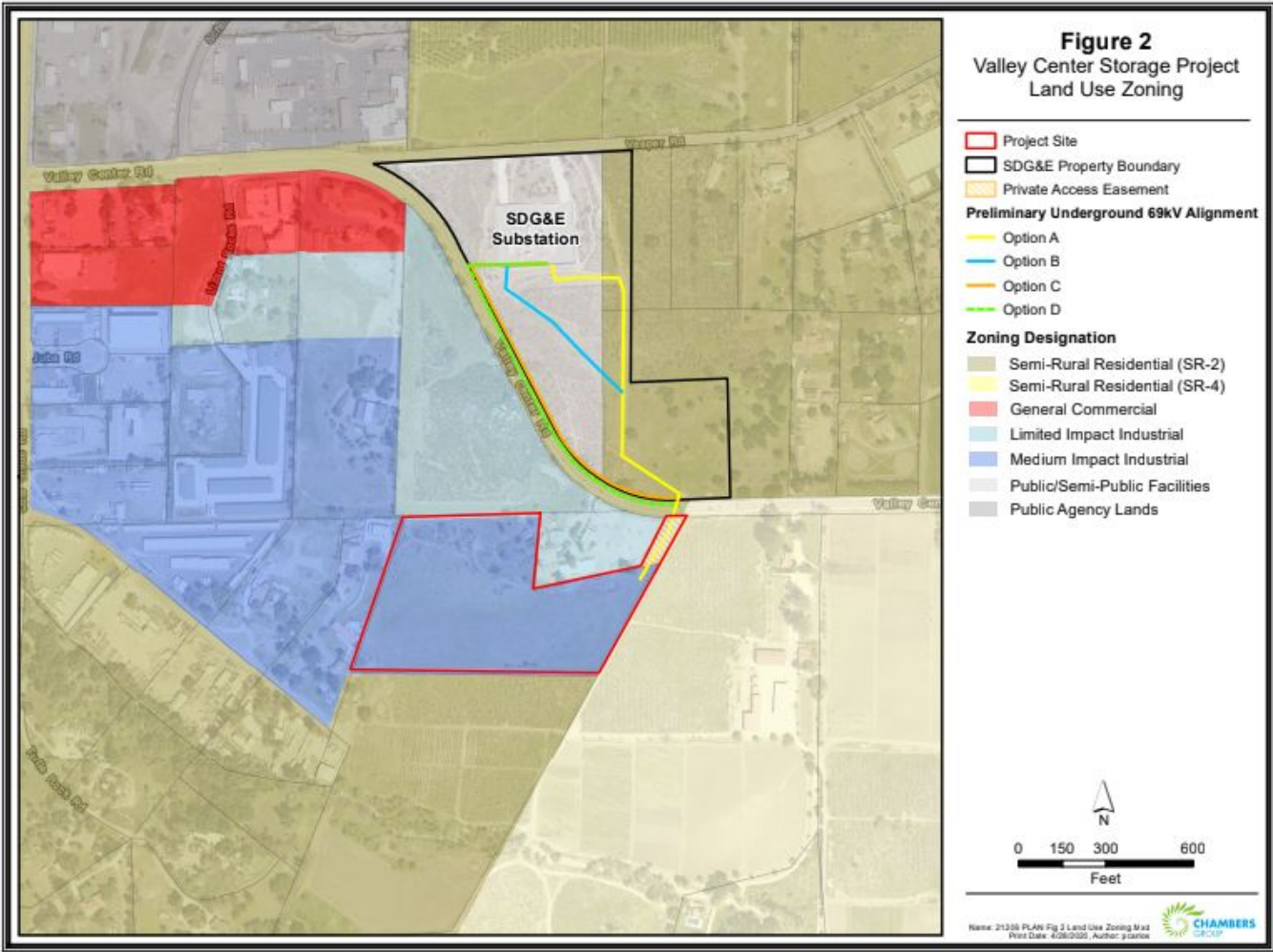
- ① PHOTO VIEWPOINT
- PROPOSED FENCING
- PROJECT SITE BOUNDARY



VALLEY CENTER ESS, LLC











## Rabbit Run Replacement Tentative Map

[illegible]

