

Valley Center Community Planning Group

Approved Minutes for a regular meeting held on **September 19, 2022** at 6:00 p.m. in the Adams Park Meeting Room, 28751 Cole Grade Road, Valley Center, CA 92082.

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. Roll Call

- The Meeting was called to order at **6:32 p.m.** and a Quorum was established with **11 members present**. Ms. Sabeti arrived at 6:07 p.m. Ms. Norwood arrived at 6:31 p.m. Mr. Ciupitu arrived at 6:57 p.m. Dr. Matthews arrived at 7 p.m. Mr. Hutchison arrived at 7:07 p.m.
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| ● Lisa Adams - P | ● Julia Feliciano - P | ● LaVonne Norwood - P* |
| ● Michelle Bothof - A | ● James Garritson - P | ● Dori Rattray - A |
| ● Delores ChavezHarmes- P | ● Steve Hutchison - P* | ● Roya Sabeti - P* |
| ● Vlad Ciupitu - P* | ● Matt Matthews - P* | ● Larry Schmidt - P |
| ● Susan Fajardo - P | ● Kathleen McCabe - A | ● Kevin Smith - A |

B. Pledge of Allegiance - Chair Harmes

C. Approval of July 11, 2022 Minutes

- **Approval of July 11, 2022, September 12, 2022 and September 19, 2022 Minutes were postponed until the October 10, 2022 VCCPG Meeting.**

D. Public Comments: Members of the public may address the Planning Group on any topic not on the agenda.

- Maryam Bobaki has a five-acre avocado farm. She shared her concerns about industrial hemp and how the lack of regulation has impacted her once quiet residence and access to night skies. Over the past ten months, she has experienced problems related to noise, odor, and lights. She believes that legalization without any regulation has created serious nuisances in numerous neighborhoods. Maryam encouraged the Planning Group to support zoning regulations for the industrial hemp and the cannabis industry that protect the Valley Center Community.

1. Keys Creek – SDG&E Update: Update on overhead shoe-fly with Kevin O’Beirne, SDG&E Regional Project Affairs Manager.

- Kevin O’Beirne shared that the shoe-fly project was successfully installed. The pipeline project along Lilac Road will begin sometime in November.

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

**1) Discretionary Permit - Amaranto Growers Ag Clearing PDS2022-AD-22-004:
(Adams) Clearing of 20.96 acres for wholesale greenhouse made of metal frames covered with flexible plastic to grow ornamental plants in plastic pots. Not open to the public – business to business sales only to US & Canada. Potting machine, heating system and irrigation system. Site to have parking for employees and loading zone. (Vote)**

- **Motion: To approve the Discretionary Permit for Amaranto Growers Ag Clearing PDS2022-AD-22-004.**
- **Maker/Second:** Adams/Garritson
- **Motion Carries 5-3-0 (Y-N-Ab)**

- Ms. Adams shared current information about the Amaranto Growers Ag operation. The growers have met all County requirements and she shared her support of the project. The project is within the allowable use for the property.
- Amaranto Growers has addressed all County concerns related to the project. Ms. Norwood asked about any previous project records. Information shared by Mr. Alfaro said that the County created a scoping letter on July 20, 2022 and will likely approve the operation. The hours of operation are from 7 a.m. to 5 p.m. The parking lot is paved. The east portion of the property will not be touched. The property owners will only develop half of the property. Most of the work will be done at the Vista location.
- Three neighbors shared their concerns about the project. They asked questions about the property . The property is zoned A-70 agriculture.

2) Butterfield Trails Park – (Norwood/Hillbig) Update on new developments.

- **Motion: To leave the intergenerational center at Star Valley Park and pursue this location without taking action on Butterfield Trails Ranch.**
- **Maker/Second:** Hutchison/Norwood
- **Motion Fails 5-4-2 (Y-N-Ab) Ms. Sabeti and Mr. Garritson abstained.**

- Mr. Hillbig, owner of the Butterfield Ranch property, presented information about the development of this project. Supervisor Desmond has viewed the Butterfield 59-acre property, but the County is not in negotiation with Mr. Hillbig at the moment. Mr. Hillbig shared that he believes that Butterfield has a much better chance of being purchased by the County if an Intergenerational Center is built on the property.
- Mr. Bill Trok is a member of the CSA-138 advisory committee. He is against having Butterfield as a future park site if it impacts the future of Star Valley Park. Bill believes that there is a need for additional parkland in Valley Center, but he would like to prioritize Star Valley Park. He shared information about the huge cost of building a park.
- Mr. Hillbig shared some ideas that he has about using 8-acres of the property for senior housing. He does not need any money at the moment, but would really like the County to consider making a commitment to purchasing the property and making it into a park.

- If the County does not pursue the property for a park, Mr. Hillbig stated that he will need to build homes on the property. He shared thoughts about the County possibly allowing him to build senior housing on the property, which would fully pay for the cost of a potential park.
- The County has already taken over Star Valley Park. Supervisor Desmond is very interested in listening to the people of Valley Center Community and will pursue what the community wants.
- Ms. Adams asked about how much was the appraisal on the property. It was stated by Jake P&R that it is between the county and the owner. The pond on the property is filled by rain runoff. The property has two wells on it. Ms. Norwood asked a question about how much of the property is usable. Forty acres of the 59 acres is usable. The 19 acres is the rock hillside.
- Jake Enriquez represents the Park and Recreation for San Diego County. The County agreed to develop Star Valley Park in the next five years. The County found in a May 2022 study that an intergenerational center is best located at Star Valley Park.
- There was discussion about the funding of the intergenerational center. Ms. Norwood, Mr. Schmidt, Chair Harmes and Ms. Fajardo had a discussion about the best location for the Intergenerational center.
- Mr. Trok spoke about a lack of communication between the VCCPG & The CSA. Ms. Norwood took full responsibility for not attending the two meetings. There was discussion between Chair Harmes and Ms. Norwood about attendance to subcommittees by Ms. Norwood. Chair Harmes asked Ms. Norwood if she was still wanting to be chair of the subcommittee. Ms. Norwood stated she would attend meetings and would still like to be chair.
- Dr. Matthews shared that having an intergenerational center at Butterfield Ranch would be closer to the center of town where most of the homes are located.
- Mr. Hutchison would not like to jeopardize the future construction of Star Valley Park. Chair Harmes would like to table this discussion about Butterfield Ranch.

3) Ridge Canyon Cell Tower PDS2018-ZAP-99-019W2 (Fajardo) Project previously heard in August 2021 and denied. Applicant has populated new photosims, an ASA, and a GSA that County staff believes would be beneficial for the community to review and provide input.

[APPENDIX]

- **Motion: To approve the construction of Ridge Canyon Cell Tower PDS2018-ZAP-99-019W2.**
- **Maker/Second:** Garritson/Fajardo
- **Motion Carries 9-2-0 (Y-N-Ab) Mr. Hutchison and Mr. Schmidt voted nay.**
- Ms. Fajardo introduced Veronica Arvizu and read an informational letter **[APPENDIX]**. The renters that currently live on the property are in favor of the tower. Veronica Arvizu answered questions about the project. Mr. Schmidt shared some of his concerns about this cell tower and 5G cell service. All towers are decommissioning 3G signals.

G. Subcommittee Reports

1) Emergency Evacuation (Harmes):

- **Motion: To remove Lavonne Norwood from the Emergency Evacuation subcommittee.**
- **Maker/Second:** Harmes/Norwood
- **Motion Carries 11-0-0 (Y-N-Ab)**

- **Motion: To add Dr. Matthews and Ms. Feliciano to the Emergency Evacuation subcommittee.**
- **Maker/Second:** Harmes/Norwood
- **Motion Carries 11-0-0 (Y-N-Ab)**

- Chair Harmes shared information about various grants. It is important for a community to have available senior housing. There is a monthly Zoom meeting on the fourth Thursday.
- Chair Harmes
- Dr. Matthews and Ms. Feliciano asked to join this subcommittee.

2) Cannabis Subcommittee (Mathews):

- Dr. Matthews shared that nothing has changed since last year with the State and County of San Diego Cannabis Regulations timeline. He shared that there are a lot of environmental concerns related to growing cannabis.

3) Parks & Rec/Trails (Norwood):

- The August and September Parks and Rec meetings were canceled. There was discussion between Chair Harmes and Ms. Norwood about remaining as the chair of the subcommittee. Ms. Norwood gave an update from minutes of the June and July meetings. That the CSA is set on Intergenerational being at Star Valley Park. They are concerned about the development of SVP. Ms. Norwood asked Jake Enriquez, (county parks rep.) if an Intergenerational was not built at SVP would that stop the development of SVP. Jake could not give a clear answer. He stated that there is only so much funding.

4) Mobility (Adams):

- No report. The traffic light at Ridge Ranch Road and Valley Center Road is scheduled for construction in 2023. The developer of Liberty Plaza will work with Park Circle developers to install a traffic light at Mirar de Valle.

5) Tribal Liaison (Chair)

- No report.

6) Design Review Board (Smith/Adams)

- No report.

7) Community Plan (Hutchinson)

- No report.

8) Revitalization Subcommittee (Rattray):

- No report.

9) Board (Harmes/Fajardo):

- David Ross would like anyone running for reelection to the Valley Center Community Planning Group to reach out to him. There was discussion about the upcoming election for Valley Center Planning Group members.
- There was discussion between Chair Harmes and Mr. Hutchison about the Community Plan subcommittee. It is important for all members to actively communicate and share information.

I. Adjournment

- **Next regular meeting of VCCPG: October 10, 2022 at 7 p.m.**
- **The meeting adjourned at 8:46 p.m.**
- **Minutes were approved on October 10, 2022.**

James Garritson, Secretary

**Appendix VCCPG September 19, 2022 Minute
Ridge Canyon Cell Tower PDS2018-ZAP-99-019W2 [NEXT PAGE]**

Regarding the cell tower revision at Ridge Range specifically located at 26945 Valley Center Rd. This was initially presented to the PG on March 11, 2019 by Sue Janisch, former PG member. At that time the motion was approved to replace the existing monopole with a new pole. And on August 9, 2021 I presented an update. The PG at that time did not approve the new changes put forth by Crown Castle and AT&T.

AT&T, going thru Crown Castle, has made some further

changes in those plans and will be moving forward with a zoning and administrative hearing with the County. (Crown Castle is the company that owns the poles and leases them out to AT&T.)

The changes are specific to appearance of the tower and a slight change in location only. I have had recent conversations with Polina Mitcheum, project manager with the County and also Tom Hanna with Crown Castle. This is the latest info on this project.

- The tower will be increased from 45 ft in hgt, to 65 ft, as per previous plans. This site will be moved from the South side of the property and moved to the North side, also previously planned. The tower will be better disguised, with faux tree branches. The base of the tower will be approximately 10 ft in diameter. This will accommodate telecom communications, currently AT&T, and T Mobile, other carriers may be added to this site. Possibly supportive and radio equipment will also be placed at this site. These changes will update the service to 5 G. all new phones are 5 G now and eventually all cell phones will be 5G, as the other generation services will be outdated. Additionally, this pole will be part of the first responder network.
- As far as notification letters being sent to adjacent homeowners, these were originally sent in 2018, when the project was first discussed. A list of these people is not available. Initially the law called for notification letters be sent to residents within a 300 ft radius, however that has changed and it is now required for residents within 500 ft of the tower be notified by mail. As this project moves further along, new notification letters will be sent out. A public hearing will take place when the Director of Planning and Development Services is ready to make a recommendation. Homeowners/residents will also be given the opportunity to attend the hearing and voice their concerns before a decision is made.
- As far as information about EMF's, this is information that the County does not have or distribute. 5 G is the 5th generation of mobile networks and it provides higher speeds. It is 100 times faster, with shorter, millimeter waves. Shorter waves have less penetration and lower power, as explained by Tom Hanna. However this info can be accessed by anybody via google.

Some previously voiced concerns: Crown Castle will provide maintenance to the pole. Maintenance is typically done between midnite to 2 AM. Life expectancy of the pole is approx. 20 years.

Fencing is placed where needed and the pole is very hard to see from the road.

It has been pointed out in previous meetings that height guidelines relate to buildings, not cell towers or poles.

At our meeting tonite Veronica Arvizu will be standing in for Tom Hanna, who resides in Arizona.