

Valley Center Community Planning Group

Minutes for a regular meeting held on **August 14, 2023** at 7:00 p.m. in the Valley Center Community Hall, 28246 Lilac Road, Valley Center, California 92082.

Delores Chavez Harmes, **Chair** | Dori Rattray, **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 **7:00 p.m.** and a Quorum was established with **14 members present.**
- Lisa Adams - **P**
- Chris Barber - **P**
- Michelle Bothof - **P**
- Delores ChavezHarmes-**P**
- Vlad Ciupitu - **P**
- Susan Fajardo - **P**
- Julia Feliciano - **P**
- James Garritson - **P**
- Steve Hutchison - **P**
- Matt Matthews - **P**
- LaVonne Norwood - **P**
- Dori Rattray - **P**
- ~~Vacant Seat~~ - **A**
- Larry Schmidt - **P**
- Kevin Smith - **P**

B. Pledge of Allegiance - Chair Harmes

C. Approval of Minutes: July 10, 2023

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- **Approval of July 10, 2023 Minutes are tabled until the September 11, 2023 meeting.**

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

- A proposal was made to change the zoning of a property for a major use permit.
- Kathleen Lipptit (audience) shared comments about cannabis dispensaries and children acquiring vape products. Most dispensaries still have flavored products on their shelves. She shared information on the social equity applications and subsidies that have been provided to the cannabis industry.

San Diego County Climate Action Plan: San Diego County PDS

- Meghan Kelly and Ariel Hamburger shared a slideshow about the Climate Action Plan (CAP).
- CAP measures will attempt to reduce Greenhouse emissions. Project Components include Greenhouse Gas (GHG) Inventory, Greenhouse Gas Reduction Targets, Greenhouse Gas Reduction Measures, Environmental Documents, and Smart Growth Alternatives.
- GHG Reduction Measures include Solid Waste, Energy, Agriculture and Conservation, Waste and Wastewater, and Built Environment.

- The County would like to install vehicle-charging stations and provide incentives for zero-emissions vehicles in the unincorporated areas. Information was shared about Measures in Detail, Cost, Equity Based Outcomes, and a Timeline.
- The County has set a goal to achieve zero waste (90% diversion) in County Operations by 2030. Policies and programs will increase energy efficiency.
- The County has proposed to acquire and manage conservation lands to preserve natural lands and maximize carbon storage.
- The County will reduce fleet and small equipment emissions in County operations. They will install electric vehicle charging stations and provide incentives for zero-emissions vehicles in the unincorporated areas.
- There was discussion about what the County and State of California will do to create more power plants.
- Kathleen Lippitt (audience) shared comments about the problems with the proposed plan.
- Dr. Matthews shared comments about the County not fixing pollution problems with stormwater drainages on roads they maintain.
- Ms. Rattray asked a question about rolling blackouts and how that would affect charging electric vehicles.

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

1. Miller Road AT&T Monopine Cell Tower PDS2023-MUP-23-007 Major Use Permit: (Fajardo)75ft. monopine cell tower at 29811 Miller Road with a generator within a leased area along with associated equipment. (Vote)

- **Motion: To oppose the project due to the project being within rural village boundaries, project is within ½ mile of a regional park, project is within 1 mile of a highway, project will reduce property values, project creates line of sight pollution and objections of the entire neighborhood.**
- **Maker/Second: Harmes/Lisa Adams**
- **Motion Carries 12-2-0 (Y-N-Ab). Mr. Smith and Mr. Garritson opposed the motion.**
- Ms. Fajardo introduced this project and the location of the vacant property. Matthew Dill, the property owner, was unable to make the meeting tonight. Matthew shared that he was surprised that community members were not in favor of the cell tower proposal and admitted the company did not fully disclose any adverse indications of the tower on his property.
- Barry Hutchins and Carol Kincheloe delivered a presentation about the purpose of the project. The cell tower will help emergency communication and public safety. AT&T has the contract to put **FirstNet** out on their network. This tower will add bandwidth to the public.
- Corrine Tranchina shared her concerns about the location of the cell tower. The location of the tower needs to be in the right location and have a willing landlord. Cell towers must be built close to one another to provide good coverage.

- A map was shared showing existing coverage and coverage with a completed Site tower. The proposed monopine cell tower is 75 feet. Most towers are 35 feet and a major use permit increases the size to 50 feet. The reason the tower is proposed at 75 feet is to allow other cell companies to build onto the single monotower. Without such a height, companies would need to build separate 35 feet monotowers.
- Mr. Hutchison asked about the image showing the height of the tower at 80 feet. The height will not go above 75 feet.
- Mr. Schmidt shared his background building mono towers and working in the industry. He is concerned about the health effects of 3G, 4G, and 5G signals. The FCC only has reports on EMP's from 1985.
- Mr. Smith shared that 5G is mandated by the federal government. The community cannot reject these towers over health concerns. He shared the three valid reasons that the community can possibly urge the County to reject a monotower.
- The tower will support only 4G, not 5G signals. There was discussion about how the monotower might decrease property values.
- **Motion: To set the maximum height of the monotower to current community plan guidelines.**
- **Maker/Second:** Hutchison
- Motion failed being there was no second to this motion.

2. SDG&E Electric Transmission Line 6926 & Gas Pipeline 1600 Projects: (Schmidt) Update On both projects. (Informational)

- Mr. Schmidt shared that the final phase of the transmission line is now completed. Wooden poles were replaced with fire-resistant steel poles. The pipeline installation should be completed sometime in the middle of September. All the roads will be paved sometime in October.

F. Subcommittee Reports:

1) Emergency Evacuation (Harmes):

- These meetings will become quarterly starting in October. The fire district is presenting a wild land fire presentation on August 24th, 6pm at the library.

2) Cannabis Subcommittee (Mathews):

- The County will share more information about this issue early next year.

3) Parks & Rec/Trails (Norwood): [APPENDIX]

- Information was shared about the County purchasing Butterfield Ranch. This acquisition and opening of a park is a slow process.
- Include the Report of CSA

4) Mobility (Adams):

- Ms. Adams reported on the meeting held on July 24th with Dori Rattray attending as well as Chavez Harmes, and Ciputo. The meeting was primarily informative with updates. On the status of speed limits, CPU, request to county to have a speed limit along VC Rd/Cole Grade to Lake Wolford at 45 mph (TBD). Other items of discussion: Potential business district to

lower speeds-this takes special requirements/conditions including the number of business, intersections, use ,etc. TAC presented a speed adjustment on Lilac Rd to 45mph. All speed limit adjustments must go to the BOS for approvals.

- The County Corridor Study is pending the “CityGate” study completion and discussion.

5) Tribal Liaison (Chair):

- Chair Harmes will meet with the San Pasqual tribe next week.

6) Design Review Board (Smith/Adams):

- A proposal was made to build a storage facility near Valley Center Oil. The preliminary proposal was to build a storage facility with 100 units. The backside of the property would have a 25 foot wall.
- The Mobile station owner where the Circle K convenience store is, has resubmitted the design of a new sign. He is still working with the DRB to finalize the sign designs.

7) CPU (Cipiuoto)

- Mr. Cipitu will meet with Kevin Johnston this month. The County reduced the speed limit from 55 MPH to 45 MPH along Valley Center Road between Cole Grade Road and Lake Wohlford Road. This speed limit is radar enforced.

8) Revitalization Subcommittee (Rattray):

- Ms. Rattray requested that the community contact her when seeing graffiti and illegal dumping.

9) Website

- The website is working, but Mr. Garritson needs to update some of the information on the site and combine the old and current sites.

10) 411 (Fajardo):

- A brief report was shared about the CAN subcommittee.

11) Nominations & Board (Harmes/Fajardo):

- **Motion: To hold the election for the vacant seat at the September 11, 2023 Planning Group meeting.**
- **Maker/Second:** Fajardo/Smith
- **Motion Fails 6-8-0 (Y-N-Ab)**
- **Motion: To approve the application of Michael Farrier.**
- **Maker/Second:** Rattray/Schmidt
- **Motion Carries 9-5 (Y-N-Ab) Ms. Adams, Ms. Fajardo, Mr. Hutchison, Ms. Norwood, and Mr. Smith voted Nay.**
- Chair Harmes shared information about the timeline for the applications. Two applications were submitted. One application was eligible, and one was deemed ineligible by the Registrar of Voters. The Planning Group has already postponed the vote for 2 months.
- The process for applications was reviewed and stressed the importance of submitting applications to the ROV prior to sending them to the board.
- Chair Harmes contacted the applicant who was deemed ineligible and informed them of the problem with their application and shared that there would be another seat opening soon

and encouraged them to apply for that seat. The ROV advised us of the correction on the application after our deadline.

- Mary Hodson was deemed ineligible by the Registrar of Voters. Ms. Fajardo shared that a clerical error was made by the Registrar. Ms. Fajardo would like the Planning Group to consider postponing this vote until the September meeting.
- A motion to postpone the vote on this nomination until the September meeting was made and failed citing the vote had already been postponed. Waiting till September would mean waiting for 3 months to fill the seat.
- Michael Farrier shared that he favors intelligent growth in Valley Center. He has lived in Valley Center for the last year moving from Florida where he saw his own small community become overgrown with developments. He was in law enforcement for the last 26 years.

G. Adjournment

- Next regular meeting of VCCPG: **September 11, 2023 at 7 p.m.**
- **The meeting adjourned at 9:30 p.m.**
- **Minutes were approved on September 11, 2023**

James Garritson, Secretary