

Valley Center Community Planning Group

Preliminary Minutes of the June 9, 2014 Meeting

Chair: Oliver Smith; Vice Chair: Ann Quinley; Secretary: Steve Hutchison

7:00 pm at the Valley Center Community Hall; 28246 Lilac Road, Valley Center CA 92082

A=Absent/Abstain BOS=Board of Supervisors PDS=Department of Planning & Development Services DPW=Department of Public Works DRB=Valley Center Design Review Board N=Nay P=Present R=Recuse SC=Subcommittee TBD=To Be Determined VCCPG=Valley Center Community Planning Group Y=Yea

Forwarded to Members: 16 June 2014

Approved:

A		Call to Order and Roll Call by Seat #:									7:04 PM				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
	H U T C H I S O N		G L A V I N I C	B R I T S C H	F R A N C K	Q U I N L E Y	V I C K	B O U L O S	N O R W O O D	S M I T H	J A C K S O N	R U D O L F		L A V E N T U R E	
	P		A	A	P	P	P	P	P	P	P	P		P	

Notes:

Quorum Established: 10 present

B Pledge of Allegiance

C Approval of Minutes:

Motion: Move to approve the minutes of May 12, 2014 as corrected

Maker/Second: Quinley/Norwood

Carries/Fails: **9-0-1** (Y-N-A); Voice Laventure abstains because he was absent last month

D Public Communication/Open Forum:

None

E Action Items [VCCPG advisory vote may be taken on the following items]:

E1

Discussion and vote on Pennell Second Dwelling resubmittal; PDS2014-AD-14-010; Owner is Timothy V. Pennell who lives at project location at 12736 Hideaway Lake Road in Valley Center; email: timpennell597@msn.com or 619-247-7925. Applicant proposes the construction of an 801 square foot second dwelling adjacent to an existing 2,157 square foot existing one. (Glavinic)

Discussion: With Glavinic absent and no representative from the applicant present, Smith says this item will be continued until next month if necessary.

E2

Discussion and vote on McGuire Game/Hobby Room; PDS2014-AD-14-006; Owner is Dave McGuire who lives at 31121 Stardust Land; Engineer is Lovelace Engineering at 858-535-9111 or cturner@lovelaceeng.com; contact person is Doug Petersen at 619-274-7525 or doug@idasd.com. Location of project is 31121 Stardust Land at Hillsdale Road. Applicant proposes the construction of a 24 X 48 foot, two story game/hobby structure not attached to the main house. (Boulos)

Discussion: This item is postponed to a future meeting as there is no new expected information to be presented tonight.

E3

Discussion and vote on Wilkes Solar Project; PDS 2014-AD-14-030; PDA 2014-ER 14-08-007; Application for an Environmental Initial Study (AEIS) for solar installation at 29660 Wilkes Rd. and Mystery Mountain Road. Owner is Phyllis Mabbett, Trustee, Mabbett Family Trust at 760-533-8716 or drphyllism@aol.com; Applicant is Desmond Power Products, LLC at 760-533-8714 or drarlenb@desmon-us.com; Contact person is Shane Arlen Barksdale at 760-533-8714 or drarlenb@desmon-us.com; Project is a 10 acre; 1.9 MWde, export electrical system on a 16.97 acre lot. (Smith)

Discussion: Smith introduces the project as the fifth solar project proposed within VC at 29660 Wilkes Rd. He acknowledges the lack of a quorum at the previous Solar SC. Hutchison summarizes the project as a 9.9-acre

installation on an approximately 16-acre parcel. The project will use single axis tracking photovoltaic panels with tripod mounts anchored by 'caissons', or blocks of concrete on the surface of the ground. He notes several associated issues [see attachment below].

Arlen Barksdale, contact person for the project, introduces himself and his technical background. He describes his property. He wants to move vineyard operations from his Lodi, CA location to the location of this project. He acknowledges the present tracking 'demonstration' array on the property. He cites his right to build the solar array being proposed. He cites his intent to plant grape vines among the arrays and says he will put gravel between the arrays as well. He says he doesn't know that glare will be a problem.

Smith cites a solar-thermal technology that uses arrayed mirrors to focus solar radiation on a 'boiler' as a technology that does generate glare, but notes that it is different than the proposed technology. Vick asks about the relationship between the applicant and developer. Barksdale says the principals are all family members. Vick asks about the use of limes and avocados. Barksdale responds that his intention is to plant those trees around the perimeter of the arrays. Vick asks about Barksdale's intention to use generated power on-site. Barksdale says that he will consume power on site by pumping agricultural water from holding ponds and then sell the excess power to SDGE. Rudolf asks about survivability of the grapes under the arrays with shading from the arrays. Barksdale says the grapes will be between the arrays and will receive normal sunlight. Rudolf notes the difference in the pictures produced last week for the Solar SC meeting and tonight. Barksdale says the earlier pictures did not show settling and irrigation ponds because the information was not available. Norwood asks about the perimeter plantings of trees. Barksdale suggests there are some existing citrus trees, and others would be added. Norwood asks about the elevation of neighbors around the project site and how they might be affected by glare. Barksdale says that the neighbors are distant from the project or the project is obscured by vegetation.

Hutchison asks about the evident significant grading, in excess of the application volume, at the project site, the existing arrays already on site, the credibility of using two-thirds of the generated power on site, and the feasibility of blending the intended agricultural uses [given the cultural practices required for the grapes] and solar power generation. Barksdale responds that the grading was done 'by right' in preparation for the proposed agriculture. He continues saying the existing arrays on the property are similar to the proposed arrays and are for demonstration purposes and do not require a County permit. He says he will use the generated power to pump water from on-site holding ponds during the day for his vines and trees after it has been collected from Valley Center Municipal Water District at night when the rates are lower. He will sell the excess generated power to SDGE, which he estimates would be about a third of what is generated. He sees no conflict between the cultivation of grapes among the arrayed panels, and citrus and avocados at the periphery.

Vick asks if there are examples of similar operations that blend solar generation and agriculture. Barksdale says the use of agriculture between arrays is new, although he has seen some other agricultural uses in conjunction with other solar installations [he cites alfalfa/sheep]. Smith asks how many pedestal-mounted arrays would be installed. Barksdale responds that each array would have 10 standard solar panels and that there would be 6,750 panels in the entire installation, so 675 tripod-mounted arrays. There is an option to use 20 panels per tripod, which would halve the number of tripods, but have the same total of solar panels. Barksdale talks about the increasing efficiency of panels over time that could further reduce number of panels necessary.

Herbert Hanes, resident/neighbor at Old Castle and Wilkes Rd., says his main concern with a project of this size coming into his neighborhood is that there wasn't more advanced notice.

Tanya Snyder, resident/neighbor on Wilkes Rd., says her first concern is safety. She is not opposed to solar energy, but she cites the proximity of Blackington airfield to the north of the project site and worries that glare from the 10-acre project could interfere with pilots of aircraft at a crucial time in their approach to the airfield over the project site. She suggests that the three existing arrays on the project property are reflecting solar radiation intense enough to damage a neighbor's curtains inside the house at a significant distance and suggests 10-acres of panels would be even more blinding for pilots. She asks about the fire risks resulting from the reflection of solar panels onto nearby dry vegetation in the high fire danger area. She challenges the efficacy of combining grape and tree fruit production with the solar arrays based on years of experience and suggests the agricultural plantings are a ruse to slip a commercial project through the permit process. She cites the large scale of the project and the detrimental effects it will have on property values and neighborhood

character. She challenges the lack of public notification for such a seemingly commercial project intended for a rural residential and agricultural neighborhood. She expresses concern that the project is moving through the permit process without sufficient information. She requests a postponement of the vote on a recommendation for this project until more information is available. She sees the project sight from her home.

Bob Vice, resident/neighbor on Mystery Mountain Road, has been a farmer next door to the site for 26 years. He characterizes the neighborhood as avocado and citrus groves, nursery growing grounds, and scattered homes on small parcels. He cites the zoning of his property, which adjoins the project site, and how it factors into his ability to use it as collateral for loans to operate his farming operation. He believes that the project will adversely impact the value of his land and diminish his ability to secure loans based on the land value. He also believes that if he chose to sell the property at some future date, the project would diminish the sale price from its present and expected future value. He challenges the notion that agriculture and solar arrays are compatible. He cites the cultural practices necessary for keeping avocados, citrus and grapes productive [pruning, picking (ladders), spraying] and the likelihood of the trees or vines shading the panels or vice versa. He also notes that with an approximate 3000-foot perimeter, the project site perimeter would likely only accommodate 1.5-acres of citrus or avocados and the amount of water to be pumped to sustain that amount of agriculture is dubious. He then points to the potential danger of 10-acres of solar panels reflecting sunlight at pilots approaching or taking off from Blackington airfield. He asks that the planning group deny approval for this project.

Susan Heil, resident/neighbor on Wilkes Road, cites the location of her home in proximity to the project site. She reports that the existing 'demonstration' solar arrays on the project site reflect intense solar radiation in the direction of her home for 3-4 hours every day the sun is out. This glare is rapidly deteriorating the thermal panel curtains that cover three sets of sliding glass doors on the side of the house facing the project. She reiterates the thermal quality of the curtains in her home that face the project. She cites the high fire danger area of the neighborhood, and the desiccated 91-acres of chaparral near the project site and suggests that adding intense heat from reflected light is imprudent. She then cites the airfield issue and the potential hazard to pilots using the airfield from reflected sunlight. The project is approximately 2000-feet from Blackington. She offers a link to a satellite photo of the area. She cites the lack of notification of the Solar SC meeting held the week before.

Al Stehly, resident, comments on his citrus operation of 60-acres saying he generates an average of 35-KW of solar energy for irrigating 60-acres of citrus. He says the amount of energy proposed for the project is very excessive for the extent of trees and grapes proposed. He objects to calling this project an agricultural project.

Mike DeAnda, resident/neighbor and contractor, says the applicant used 4-6 dozers with no water during the recent 'agricultural' grading of the project site, not the one dozer cited by the applicant. He estimates the grading volume to be in the area of 2500 cubic yards. He notes that the dust and the lack of water for such extensive grading exacerbates asthma-afflicted neighbors.

Tanya Snyder says she has ridden horseback for 20 years on the project property. From a topographical perspective, the land form is radically altered since the recent grading operation.

Julie Walker, resident/neighbor, expresses concern about lack of sufficient notification of the project. She agrees with DeAnda's estimated quantity of grading. She says the project site is now an eyesore. She claims that the existing peripheral citrus trees cited by Barksdale are no longer viable, and mostly dead. She is concerned about the loss of property value if the project is approved. She says at least 10 neighbors are directly affected by the altered view of the property.

Dan Horner, resident/neighbor and a contractor for 30 years, agrees with the assessment of excessive grading and the lack of water application to restrict dust during grading. Without adequate compaction, he says all the loose dirt will run down the drainages to other properties.

Ellen Anderson, a realtor speaking for a neighbor, cites the loss of property value and uselessness of screening trees. Vehemently

Pete Gorman, Blackington resident, cites the potential reflectivity of the solar panels as an issue for pilots and as a factor leading to loss of property value. He says this application is likely a cloaked ploy to obtain a permit for a commercial solar installation.

Eddy Gerard, resident/neighbor, lives above the project on the west side. He reiterates the reflection issue and the lack of compaction during the grading.

John Gleeson, resident/neighbor, says he has numerous concerns. He the glare will become worse with ten acres of panels. He observes that the existing citrus cited by the applicant is dead. He says the existing dwellings on the property are numerous and in violation of County codes. He summarizes by saying that this project is not the right project for this area.

Susan Heil, resident/neighbor, says she has 6 dogs. She claims that a dozen other people are living in dwellings on the property and asks if they are permitted. She has met several of the renters on the property and their dogs. She says she is concerned about code compliance.

Walt Taff, resident/neighbor, lives on Wilkes Road. He cites the inappropriate grading procedure used on the project site. He notes the disparity between the anticipated quantity of agriculture and the stated need for water pumping operations.

The applicant responds. Barksdale says the grading was done 'by right' for agricultural preparation. He says the water lines exist on-site and water has been applied to the graded area. He says the spill stain on the ground is not hazardous waste. He asserts that any horseback riders on the project site are trespassing. He asks the neighbors present to talk to him about the dust or access to the property. He says all agriculture operations use tractors and create dust. He says he has, 'by right,' the ability to pursue agricultural operations, to grade and to develop solar energy. He speaks to the optical issues, saying that a flat panel doesn't concentrate light as suggested by the neighbors. He says there must be a curved surface to concentrate light. He says such accusations amount to fear mongering. He says it is not possible to ignite the native brush to the south with the solar panel reflection. He notes that the flight path runs north and south over the project, while the panels track east to west. He says there is only a narrow window at noon that could hamper air operations. He claims he wants to work with the community and to try to accommodate neighbors. He extemporizes on the trials of the County approval process and describes the County's notification procedure. As for drainage and run-off from the graded site, he says he has put retention ponds on-site to catch run off. He has employed a soil engineer to check compaction. He says all the panels will not focus light on one spot.

Norwood asks about pilots commenting on solar reflection. Pete Gorman, a pilot at Blackington field, says it is unknown whether the reflection will be a significant problem, but it is a concern. Rudolf asks about the County code violations observed by Vincent Kattoula, PDS planner, during the walk through of the property. Hutchison, who accompanied Kattoula on the walk through, says Kattoula was reticent to speak about violations he may have seen, since his job was not code enforcement. Hutchison noted that the County's scoping letter is not yet available.

Boulos asks Barksdale about his intention to do agriculture as the priority or to build solar generation and then add agriculture. Barks says agriculture is his first consideration and that efficiency concerns caused him to pursue means to support agriculture. His interest in selling power to SDGE relates solely to selling excess generated power to aide his retirement income. Boulos asks if Barksdale must have that many panels for on site use. Barksdale affirms his request.

Letters from S. Heil, B. Vice and T. Snyder attached below.

Motion: Move to continue this item until the July meeting of VCCPG, considering there is no County scoping letter presently available, there is much technical information to digest, and the neighbors' concerns about lack of adequate notification. This motion will allow for another Solar SC meeting in the interim.

Maker/Second: Hutchison/LaVenture

Carries/Fails: 10-0-0 [Y-N-A]

E4

Discussion and vote on letter to Supervisor Horn concerning the March 2014 presentation to the VCCPG on the New Bee Keeping Ordinance proposal. (Smith)

Discussion: Smith presents the letter he sent to Supervisor Horn regarding the lack of time afforded the VCCPG for consideration of a proposed beekeeping ordinance and the observation that the ordinance was approved before VCCPG could meet to make a recommendation.

Motion: Move to ratify Chair's letter to Supervisor Horn.

Maker/Second: Rudolf/Franck

Carries/Fails: 10-0-0 [Y-N-A]

E5

Report and discussion on the current status of the VC median issue with Butterfield Trails (Smith)

Discussion: Smith says there is no new information about the median settlement. Sami Real, San Diego PDS, has yet to return a call with any outcome regarding the intent to require the removal of 650 feet of raised and planted median south of Sunday Drive along Valley Center Road.

Motion: None

E6

Report and discussion of subcommittee discussion on latest solar project. (Smith)

Discussion: redundant item

F

Group Business

F1

- 1) Candidates who submitted applications for seats # 3 and # 14 by the June 4, 2014 application deadline will be introduced to the VCCPG at the June meeting. Recommendations for appointments of candidates for these seats will be considered at the July 2014 VCCPG meeting. (Britsch)

Discussion: Announced candidates for seat #3 vacancy: Juan Macias, Boris Dobrotin, Mark Costa, Susan Fajardo, and Susan Janish.

Rudolf asks for clarification on which seat is being contested. Smith says seat #3 will be filled first. Rudolf suggests all applicants apply for the first available seat leaving the unsuccessful candidates to compete for the second seat vacancy. Janish asks for clarification. Smith explains the planning group will first vote to fill seat #3 and then seat #14, the order in which they were vacated. Susan Janish points out that she has already introduced herself to the VCCPG at a previous meeting. Smith invites the other candidates to introduce themselves. Juan Macias is not present, but has presented himself at a previous meeting.

Boris Dobrotin presents himself as born in Ramona. He retired while living in the Los Angeles area [San Dimas]. He is an engineer. He wants to implement the general plan, and notices the plethora of solar farms proposed in VC and thinks they are a setup for development at some point in the future.

Susan Fajardo, a nurse at Palomar Hospital, is a member of the board of Hell Hole Canyon. Smith asks if she has read the community plan. Fajardo says yes. She says the goals of the community plan are consistent with her own personal goals.

Mark Costa, is new to VC, having lived here 18 months on Vesper Rd. He likes the rural character of VC and thinks the solar farm discussion is moving toward a more industrial look. He wants to have his family live in a rural environment. Smith asks if he has read the community plan? Costa says yes. He says focusing the density in the two villages and feathering it out to larger parcels at the periphery is what he hopes to maintain.

Quinley asks about the process for voting approval. Smith explains the process. Rudolf clarifies the distinction between terms for seat #3 and seat #14. Smith adds that a candidate must get at least 8 votes to succeed. The planning group will vote for one seat at a time. Those not successful for seat #3 will be considered for seat #14. Dobrotin asks if candidates should be present. Smith says yes, if possible.

Motion: None

F4	Next regular meeting scheduled for July 14, 2014	
G	Motion to Adjourn:	9.12 pm
	Maker/Second: Smith/Quinley	Carries/Fails: 10-0-0 [Y-N-A]
Subcommittees of the Valley Center Community Planning Group		
a)	Mobility – Mark Jackson	
b)	Community Plan Update – Richard Rudolf, Chair	
c)	Nominations – Hans Britsch, Chair	
d)	Northern Village – Ann Quinley, Chair	
e)	Parks & Recreation –LaVonne Norwood Johnson, Chair	
f)	Southern Village – Jon Vick, Chair	
g)	Tribal Liaison – Larry Glavinic, Chair	
h)	Website – Oliver Smith, Chair	
i)	Lilac Hills Ranch – Steve Hutchison, Chair	
j)	Solar – Oliver Smith, Chair	

Correspondence Received for the June Meeting:

- 1) McGuire Game/Hobby Room; PDS2014-AD-14-006; Owner is Dave McGuire who lives at 31121 Stardust Land; Engineer is Lovelace Engineering at 858-535-9111 or cturner@lovelaceeng.com ; contact person is Doug Petersen at 619-274-7525 or doug@idasd.com. Location of project is 31121 Stardust Land at Hillsdale Road. Applicant proposes the construction of a 24 X 48 foot two story game/hobby structure not attached to the main house. (Boulos)
- 2) Wilkes Solar Project; PDS 2014-AD-14-030; PDA 2014-ER 14-08-007; Application for an Environmental Initial Study (AEIS) for solar installation at 29660 Wilkes Rd. and Mystery Mountain Road. Owner is Phyllis Mabbett, Trustee, Mabbett Family Trust at 760-533-8716 or drphyllism@aol.com; Applicant is Desmond Power Products, LLC at 760-533-8714 or drarlenb@desmon-us.com; Contact person is Shane Arlen Barksdale at 760-533-8714 or dralenb@desmon-us.com; Project is a 10 acre; 1.9 MWde, export electrical system on a 16.97 acre lot. (Smith).
- 3) Pennell Second Dwelling; PDS2014-AD-14-010; Owner is Timothy V. Pennell who lives at project location at 12736 Hideaway Lake Road in Valley Center; email: timpennell597@msn.com or 619-247-7925. Applicant proposes the construction of an 801 square foot second dwelling adjacent to an existing 2,157 square foot existing one. (Glavinic)
- 4) The Valley RoadRunner to the VCCPG; Proof of Publication of the VCCPG agenda for March 2014.
- 5) San Diego Local Agency Formation Commission; Request for reconsideration of a Commission Determination. Projects for reconsideration include Adoption of Amendment to the Spheres of Influence for the Valley Center, Rainbow, and San Luis Rey Municipal Water Districts (Ref. No SA 12-11(a); SA 12-11(b); SA 12-11(C). Meeting will be held at 9:00 on Monday, June 2 in Room 302, County Administration Center, 1600 Pacific Highway, San Diego. (Smith)

Attached Material for item E3:

Agenda Item E3

Application for Administrative Permit

Record ID: PDS2014-AD-14-030

Owner: Phyllis Mabbett, Trustee, Mabbett Family Trust

Applicant: Desmon Power Products, LLC

Contact Person: Arlen Barksdale

Project Address: 29660 Wilkes Road, Valley Center, CA 92082 [at Mystery Mountain Rd.]

County Project Manager: Mark Slovick, Vincent Kattoula

Single Parcel Total Acres: 16.9 acres
Solar Field Project Acreage: 9.9 acres net
Generation: 1.5-1.9 MW

Project consists of a large number of tripod mounted, single axis tracking photo-voltaic panel arrays distributed over the 9.9 acres of the project site. At maximum tilt the arrays appear to extend to about 16-feet at the high end and about 8-feet at the low end. The proponent says that he will conduct agricultural operations involving grapes, avocados and/or citrus between the rows of the arrays. The generated power will be used primarily for agricultural irrigation water pumping with the excess to be sold to SDGE through a 20-year power purchase agreement. Four existing buildings are shown on the plot plan. The project will be fenced and shielded with plantings.

Issues:

1. Many of the surrounding residential parcels are elevated above the project site, and, although the proponent says the panels will have a non-reflective matte finish, some neighbors are already experiencing glare from similar arrays presently located at the project site.
2. The project site is located immediately under the approach to Blackington airfield, and may pose a risk of glare to aircraft activities.
3. Extensive grading has taken place at the site in the past several months, ostensibly for agricultural planting purposes.
4. There is a potential hazardous material issue on site.
5. Some neighbors are concerned about loss of property value as a result of the project development.

June 05, 2014

TO: VCCPG Board Members

From: Susan G. Heil & David G. Heil
29531 Wilkes Road
Valley Center, CA 92082

We have been living at 29531 Wilkes Road, Valley Center CA 92082 for the past 14 years. My home is directly above the proposed new solar project (AD14-030). The existing tracking solar panels on that property reflect a glare of the sun that is intense aimed directly at my home 3-4 hours every day the sun is out. My thermal paneled curtains which cover 3 different sets of sliding glass doors are rapidly deteriorating from this focused direct glare. I cannot imagine what 100 plus tracking solar panels will do to my home and my eyes. We have to close the curtains every day at the time the tracking solar panels reflect the sun directly at us. I believe this project will severely impact the value of my property. Our view of the West which is Catalina Island, the Pacific Ocean, and Pendleton with 10 acres of glaring white bright light 3-4 hrs every afternoon will effect our home, our animals, our health, and the value of our property.

High Fire Danger Area

I already pay a FIRE PREVENTION FEE assessed by the State Board of Equalization to the CA Dept. of Forestry and Fire Protection for being in a State Responsibility high risk area.

10 acres of solar panels will create an intense heat to an already dry hot high fire risk area which adjoins 91 acres of a vacant property which is covered in overgrown dry chaparral.

Approach to Blackinton Airport

These hundreds of Tracking Soar Panels will be directly on the approach to the runway.

<http://www.youtube.com/watch?v=I3HdMM93ekA>

Note:

Blackinton Airport was used during the Rice/Poomacha/Witch Creek fire(s) a few years back (October 2007) for emergency aircraft. And it is used regularly for Mercy Life Flights for the severely injured. This proposal is roughly 2000 feet off the Blackinton Airport runway on the approach. Does the glare from the reflection(s) of 100 or more tracking solar panels create a flight hazard? Blackinton Airport is an asset to this community and I would not want this PV Solar Farm Project to jeopardize it's future.

Sat map :

<https://www.google.com/maps/place/33%C2%B015%2732.1%22N+117%C2%B005%2732.1%22W/@33.2510589,117.0949738,2613m/data=!3m1!1e3!4m2!3m1!1s0x0:0x0>

Please see attached Photo's and Blackinton Airport approach maps w/ajoining chaparral.





Mystery Mountain Grove

June 5, 2014

Ph. (760)728-8110 • Fax (760)723-6546

To: VCCPG Board Members

From : Bob L Vice

I have been farming 26 acres on Mystery Mountain Road, in Valley Center since 1972.

My land is adjacent to a proposed new solar project (AD14-030). The area is avocado and citrus groves, nursery growing grounds and scattered homes on small parcels. My Property

that is adjoining the project, is zoned SR4. That zoning, puts the value of my property at a level that allows me to use it for collateral for borrowing for my farming

operation. I believe that value will certainly diminish, if 10 acres of solar panels is the view from a home that might be built someday. Pretty sure that is what my banker will say.

I just don't believe someone would chose to build a house next to a solar field unless the land was at bargain basement price.

This project would certainly have a negative effect on neighboring property values.

I am a strong property right defender, but this project is just wrong for this area.

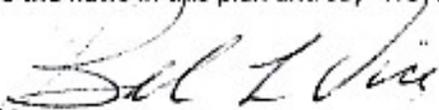
One of the selling points of in this proposal is that is for "growing avocados, citrus and grapes". As an avocado and citrus grower of some 40 years, I just don't think that it possible to grow them between these panels. The panels will shade the trees out or the trees will shade the panels. How would you do normal farming cultural practices, spraying, picking (ladders) and thinning. As far as grapes, not only would they face the same fate as citrus and avocados, they also have to be spayed several times per year with oil and sulfur. I wouldn't think that would not be very good for solar panels.

I really doubt that there could be any viable agricultural operation mixed with solar fields

Or we would already see that as a model.

Then there is the issue of the airport just north of Old Castle Road. The solar field is right in the flight pattern for take-off and landings. Would 10 acres of solar panels be difficult or dangerous to fly over at certain times of day? Better ask a pilot. I doubt that any of them were sent a notice or were aware of this proposal.

I hope the Valley Center Community Planning Group and The San Diego County Planners see the flaws in this plan and say "NO".



Bob L. Vice

HI MY NAME IS TANYA SNYDER, I LIVE ON WILKES RD. AND I AM SPEAKING ON BEHALF OF MYSELF AND MANY OF MY NEIGHBORS REGARDING THE PROPOSED SOLAR FARM ON WILKES RD AND TONIGHTS VOTE ON THIS PROJECT

I AM NOT OPPOSED TO SOLAR ENERGY HOWEVER THE LOCATION OF THIS PROPOSED SOLAR FARM IS CONCERNING.

JUST WITHIN THE PAST FEW DAYS OUR NEIGHBORHOOD HAS BECAME AWARE OF A PROPOSED 10 ACRE SOLAR FARM ON THE CORNER OF WILKESRD. AND MYSTERY MOUNTIAN RD. WHAT WE **HAVE BEEN AWARE** OF IS THE REMOVAL OF THE AVOCADO GROVE AND SUBSQUNT GRADING OF ITS PROPERTY BECAUSE OF ITS VISABILITY FROM MOST OF THE NEIGHBORHOOD DUE TO ITS ELEVATION. WE ARE HERE TONIGHT BECAUSE WE HAVE MANY CONCERNS ABOUT THE PROJECT.

- 1 OUR FIRST CONCERN IS THE SAFETY OF THE NEIGHBORHOOD.
- 2 THIS PROPERTY IS DIRECTLY UNDER THE FLIGHT PATH, TO AND FROM BLACKINGTON AIRSTRIP, LESS THAN A ¼ MILE AWAY. AFTER TALKING TO THE LOCAL PILOTS LANDING IS A VERY CRUCIAL TIME TO CONCENTRATE ON FLYING. AND A FIELD OF SOLAR PANELS COULD EASILY CREATE TEMPORARY PILOT BLINDNESS WHICH COULD AFFECT THE CAPACITY TO LAND SAFELY.
- 3 ONE OF THE NEIGHBORS ADJACTINT TO THE PROPOSED SOLAR FARM, LIVES SEVERAL HUNDRED YARDS TO THE EAST OF THE PROPOSED SITE. SINCE THE INSTALLATION OF JUST THE 3 SOLAR PANELS ALREADY ON THE PROPERTY, THE REFLECTION OF THESE PANELS HAS COUSED BURNES ON HER CURTAINS. IF THIS REFLECTION FROM THE SOLAR PANELS CAN BURN MATERIAL INSIDE A HOME THAT FAR AWAY, WHAT BLINDING EFFECT COULD IT HAVE ON A PILOTS EYES?
- 4 WHAT ARE THE FIRE RISKS DUE TO THE RELECTION OF THESE SOLAR PANELS? MOOSA CANYON IS DIRECTLY ADJACTINT TO THIS AREA WITH OVERGROWN SAGE SCRUB AND ELFIN FOREST. THIS IS AN EXTREME FIRE DANGER AREA SINCE THE HISTORY OF RECORD KEEPING IT HASNEVER BURNED.
- 5 THIS PROPOSED PROJECT IS CLAIMING TO REMAIN ZONED AS AN AGRICULTURAL OPERATION BECAUSE THEY CLAIM THEY WILL GROW AVOCADOS, CITRUS AND GRAPES UNDERNEATH THE SOLAR PANELS. WE IN THE NEIGHBORHOOD HAVE MANY DECADES OF GROWING EXPERIENCE QUESTION THAT CLAIM. THIS CLAIM SEEMS TO BE A GUISE TO SLIP A COMMERCIAL PROJECT THROUGH THE PERMIT PROCESS AS AGRICULTURAL.
- 6 BECAUSE OF ITS VISIBILITY TO MOST OF ITS NEIGHBORS, AS STATED ABOVE, A PROJECT OF THIS LARGE SCALE WILL CHANGE THE DYNAMICS OF OUR NEIGHBORHOOD AND WE ARE CONCERNED ABOUT THE DETRAMENTAL EFFECT ON PROPERTY VALUES.
- 7 HOW CAN AN OPERATION LIKE THIS WHICH SEEMS COMMERCIAL BE MOVED INTO A RESIDENTIAL AND AGRICULTURAL NEIGHBORHOOD WITHOUT THE KNOWLEDGE AND APPROVAL OF THE SURROUNDING NEIGHBORS?
- 9 WE ARE ALL CONCERNED THAT THIS IS BEING PUSHED THROUGH THE PERMIT PROCESS WITHOUT SUFFIENT INFORMATION.

THE MINIMUM OFWHAT I AM REQUESTING TONIGHT FROM THE SUB COMMITTEE OF THE VC PLANNING GROUP IS THAT THERE IS A POSTPONEMENT ON THE VOTE FOR THIS PROJECT UNTIL MORE INFORMATION CAN BE GATHERED ABOUT THE GRAVE CONCERNS LISTED ABOVE.

THANK YOU FOR YOUR TIME AND CONSIDERATION.