



- CHP Officer Hollywood provided an update about the increase in the number of traffic citations for speeding. There was discussion about having more sheriff locations.
- Someone asked if the traffic speeders were from out of town. Officer Hollywood replied that 80% of the violators lived in Valley Center and if we counted people residing in East Escondido, it is closer to 90%.

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

**1. Cell Tower PDS2024-MUP-24-008 / 15139 Woods Valley Rd (APN 189-162-28-00): Farrier/Bothof –Discretionary permit application to install a new 50 ft monopine cell tower with equipment. The site is subject to the General Plan Land Use Designation Semi-Rural Residential (SR-4). Zoning for the site is A70. The site is developed with an existing structure that would be retained. Access would be provided by a road easement connecting to a county-maintained road. (Potential Vote)**

- **Motion: To wait until the November meeting to take a vote about the Cell Tower PDS2024-MUP-24-008 / 15139 Woods Valley Rd (APN 189-162-28-00) Discretionary Permit.**
- **Maker/Second: Barber/Norwood**
- **Motion Carries 12-0-0 (Y-N-Ab)**
- Chair Harmes provided information about this discretionary permit. A vote will not take place tonight, as two of the members who are the most familiar with the project were unable to attend tonight's meeting.
- A presentation was provided to show the location of the cell tower and the easements available to get to this site. T-Mobile would be the anchor tenant for the monotree tower, which will look like an eucalyptus tree. A rod iron fence would go fully around the tower. The tower would be in the middle of this area.
- Ms. Norwood asked questions related to land use and the environmental impact of batteries. Rachel shared that batteries have a life expectancy of five year terms. Most towers are designed for a timespan between twenty to twenty-five years.
- Ms. Norwood asked the County why they are asking the community to review these projects when there is not enough information provided for members to make educated decisions. The Water Availability Form was not filled out. Chief Napier has also not seen this project. Chief Napier asked the applicant if they had sent the plans to County Fire or to the Valley Center Fire District?
- Mr. Hutchison asked a question related to the height of 55 feet for this monotree tower. He also asked about whether or not this project will be submitted to the Valley Center Fire District. Rachel shared that the project will be submitted to Chief Napier.
- Mr. Smith asked three questions. These types of towers take between 30 to 60 days to get approval in accordance with the federal regulations for communication towers.

- Questions were asked about how safe the tower is for the health of people living near it. Mr. Smith stated this cannot be a condition for approvals per the regulations.

**2. Clean Energy Solar Project PDS2024-MUP24-012 PDS2024-ER-24-08-004 15225 Rock Hill Ranch Rd. (APN 189-020-39-00 & 189-020-40-00): Rattray – Solar & BESS system on two parcels totaling 141 acres. 65.4 acres utilized for 660 W solar panels. 5.1 acres for battery and energy storage system #1 and 8.8 acres for battery storage system #2 for a total of 78.6 acres or 55% of total acres combined. (Introduction)**

- A Valley Center Clean Energy Presentation was given by the family. Tanya introduced her brother. The current family farm does not produce enough revenue and continues to lose money. The family plans to continue farming a portion of the land that will not have solar panels on it.
- Less than half of the 141 acres would be used for a solar farm. The battery for energy storage will cover just less than .5 acres. The 141 acre site will have 57 acres of non-reflective solar panels.
- There is an existing solar farm across from this site. The LiFePO4 or LFP batteries are considered much safer than regular lithium-ion batteries. The batteries should last 100,000 hours, which equals 11 years. Supervisor Jim Desmond supports this type of battery, as it is much safer.
- The County did not send a representative to the meeting tonight. They also did not provide enough details to the Planning Group about this project.
- Ms. Norwood asked the applicant what they would do if they could not put the proposed project in. The applicant stated they would probably have to sell to a developer.
- Mr. Barber asked a question about whether or not the current solar farm across from this property has battery storage. It does not. New solar farms must have battery storage on the site.
- Mr. Ciupitu asked a question about how the energy storage will remain in the community. It will power approximately 4,000 homes and all energy will remain in Valley Center.
- Susan Alton lives next to the solar project and shared her concerns about potential groundwater contamination from this project.
- Michelle Overton shared concerns about the toxicity of lithium batteries.
- Graciela Ramirez shared her concerns about the reasoning behind building this type of project next to a residential community.
- Holly Berkey shared her concerns about what the State of California has done to hurt farmers in our community.
- Ted Evans shared concerns about how the State of California does not always consider the impact certain projects can have on local communities.
- Kate Murphy shared her concerns about the placement of a battery storage facility in Valley Center.
- Sharon Murphy shared that lithium energy is truly not clean energy.

- Amy Wright lives directly behind the location of the proposed battery bank. She does not want this facility next to her property. Farmers Insurance might cancel property owner insurance if a battery storage facility is within 10 miles of residential property.
- Dan Alton shared concerns about this proposed facility.
- Diane Redding shared information about how the property owners might work with agricultural groups to make their farms more profitable instead of converting farmland into solar farms.
- Debbie Williams gave her minute to William Del Pilar. He apologized to the property owners about how the State of California has treated farmers. He believes that batteries will eventually catch fire.
- Jayden Soliz lives one mile away from this battery location.
- Donna Heiz shared that these battery storage units produce toxic fumes and could pose national security threats.
- William Del Pilar shared his concerns about the potential threat of wildfires in Valley Center. He would like these types of storage facilities far away from human populations.
- John Hodder shared his concerns about lithium contaminating the groundwater.
- Liz Neri gave her minute to another member of the community.
- Debbie Kiepfer gave her minute to Michael Norton, who spoke for two minutes about his concerns about environmental policies superseding the right of people to live in safe and healthy communities.
- Zee Ryken shared that the State needs to set a precedent that stands against these types of battery storage facilities.
- Kelsey Maloney shared that she is very concerned about how people with horses will be affected by this type of storage facility.
- Virginia Srdelyi shared her concerns about fire property insurance and the toxicity of fumes when lithium batteries catch fire.
- Dinka Vujovic shared her concerns about the radiation that is produced by the conversion process of converting direct current (DC) to alternating current (AC).
- William Del Pilar shared that businesses are concerned about battery facilities. The evacuation of farm animals is also a huge concern for numerous property owners.
- Chair Harmes shared some of the Zoom comments made online by the community. One individual asked about how the applicant will deal with potential fire risks. There are a number of fire suppression systems built into battery containers.
- A question was asked about how the applicant will get approval from the fire chief. CleanEnergyValleyCenter.com is a website that provides information about this project.
- A lot of concern was shared about property owners losing their fire insurance if this facility is built.
- The applicant shared that solar farms are allowed on agricultural land without a rezone.

### **3. Parks Park Land Dedication Ordinance (PLDO): Norwood – Review items to submit for 2025-2026(Vote) [APPENDIX]**

- **Motion: To approve the VCCPG PLDO Priority List with an amendment to include up to 3 Pickleball courts and move the Stampede Rodeo and Memorial Day Festival to the top of the Program list.**
- **Maker/Second:** Smith/Adams
- **Motion Carries 10-2-0 (Y-N-Ab) Dr. Matthews and Mr. Hutchison voted nay.**
- Ms. Norwood provided a revised **PLDO Priority List**. Luke Taylor shared information about the PLDO Priority List. Mr. Garritson asked if the County reached out to high school coaches about adding additional tennis courts at Adams Park.
- Billy Wagner, representing Valley Center Stampede, shared that he was happy to see that building an equestrian facility and a community event center at Star Valley Park made the priority list. There is a real need for the youth in the community to have an equestrian facility.
- Mr. Hutchison asked a question about how the community will react if they find out the park is now an equestrian center.
- Billy Wagner shared that if the equestrian community loses Star Valley Park, they lose all of the local nonprofits.
- Mr. Ciupitu shared how Temecula was able to use an equestrian center for soccer fields.
- Dr. Matthews had a discussion about the lack of multiple arenas at Star Valley Park.

#### **4. Roundabout Public Comment: Garritson – Public comment review ends Oct. 20, 2024.**

##### **Request for a refresh/review of VCCPG action. (Potential Vote) [APPENDIX]**

- **Motion: To request the County to extend the Public Review period of the Draft Final Valley Center Road Corridor Concept Plan past the current October 20, 2024 deadline.**
- **Maker/Second:** Harmes/Garritson
- **Motion Carries 12-0-0 (Y-N-Ab)**
- “The **Draft Final Valley Center Road Corridor Concept Plan (VCRCCP)** is now available for public review and comment from **September 20, 2024, through October 20, 2024.**”
- Public comments were shared by the community about possible changes that were made to the corridor plans from 2023.
- Zach Thicksten shared information about the County making changes to the original SD County VC Corridor Plan. He is very concerned that all medians along Valley Center Road will be removed and not allow property owners to leave their homes if a fire or emergency occurs. Emergency vehicles must turn around at traffic lights or the roundabout proposed at Miller to get to properties once the County removes the turn pockets and replaces it with a median. Zach also shared his concern that the community spent much of their attention on details about the roundabout instead of looking at the bicycle lanes and removal of turn pockets along Valley Center Road.
- Zee Ryken shared that she was at the February 12, 2024 VCCPG Meeting and believes that the community is unaware of the changes that were made to the final draft.

- Chair Harmes suggested asking PDS to extend the public comment period, as a number of people of the community are unaware of the removal of the turn pockets along Valley Center. The board unanimously agreed to this. During the meeting tonight, most people shared their concerns about the threat of wildfires and the necessity of more evacuation routes. The community needs more time to address these concerns. The County provided the community only one month to review the **Draft Final Valley Center Road Corridor Concept Plan**.
- Bob Littlejohn would like the County to keep the bicycle lanes that are currently proposed for the Corridor Plan. Bike lanes are already in place on the CCP.

#### **Meeting Extension:**

- **Motion: To extend the meeting until 10:30 p.m.**
- **Maker/Second:** Barber/Rattray
- **Motion Carries 7-5-0 (Y-N-Ab)**

#### **5. Standing Rules Review: Smith - Request by Kevin Smith (Potential Vote)**

- We will postpone this discussion until the November meeting.

#### **E. Subcommittee Reports:**

##### **1) Emergency Evacuation (Harmes):**

- An update was provided by Chair Harmes.

##### **2) Cannabis Subcommittee (Mathews):**

- All decisions made by the County revolve around social equity.

##### **3) Parks & Rec/Trails (Norwood):**

- The PLDO Priority List was voted on tonight with moving Star Valley to top of list. .

##### **4) CPU (Ciupitu):**

- Kevin Johnston will provide an update at a future meeting.

##### **5) Mobility (Adams):**

- No update. Meeting with CPU and Mobility to be scheduled with PDS

##### **6) Revitalization Subcommittee (Rattray):**

- Ms. Rattray will meet at a virtual meeting with Supervisor Desmond on Thursday. Information was sent to members in an email. Dr. Matthews shared his concerns about the commercial signage in the community. There was discussion about noise violations in the community.

#### **F. Related Reports**

##### **1) Design Review Board (Smith/Adams):**

- Ms. Adams provided an update about the Park Circle commercial land that has changed ownership. Cathy Radcliffe has only attended one meeting.

##### **2) Tribal Liaison (Harmes):**

- The San Pasqual Tribe has broken ground on the Liberty Plaza shopping center.

##### **3) Association of Planning Groups (Hutchison):**

- No update.

**4) Website (Garritson):**

- Mr. Garritson shared that he updated [vccpg.com](http://vccpg.com) with numerous links to community and County resources. He apologized for any delays in updating the website and will begin posting the final Agenda each month.

**5) Nominations & Board (Fajardo/Bothof):**

- No update.

**6) Chamber/VCBA (Fajardo):**

- The Chamber will begin conducting quarterly meetings.

**G. Adjournment**

- Next regular meeting of VCCPG: **November 11, 2024 at 7 p.m.**
- **The meeting adjourned at 10:15 p.m.**
- **Minutes were approved on November 11, 2024.**

**James Garritson, Secretary**

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**Appendix VCCPG October 14, 2024 Minutes**

**PLDO List**

FY 2024 – 2025 Valley Center CPG PLDO Priority List

(List in order of priority)

- Convert the current Volleyball court, at Valley Center Pauma Unified School District's Office (below pool) to (2) Pickleball courts.
- Decide on a location for the Intergenerational Campus/Art Association combination building. Complete development plans, and build.
- Connect trail to Daley Ranch from Frace Ln. with a staging area.
- Build an Equestrian/Community Park at Star Valley Park.

FY 2024 – 2025 Valley Center CPG Recreation Programing Priority List

(List in order of priority)

- Offer senior programs at the current community hall, such as Meals on Wheels Program, fall prevention classes, chair yoga for seniors, etc.
- Offer The Family Caregiver Support Program. (A service The County of San Diego currently offers.)
- Offer courses and classes from the County of San Diego Live Well San Diego, Age Well Programs that are currently offered at the Community Hall.

Respectfully submitted by: LaVonne Norwood

Valley Center Community Planning Group seat #10

Valley Center Community Planning Group CSA138 subcommittee chair

Submitted to:

Jake Enriquez – County of San Diego Parks & Recreation

Amber Blackman – County of San Diego Park Recreation Supervisor

Dee Harmes – Chair Valley Center Community Planning Group