

## Valley Center Community Planning Group

**Approved Minutes** for a regular meeting held on **November 11, 2024** 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

### Zoom Link:

<https://us02web.zoom.us/j/88949827302?pwd=cIkxDCBoEA8TE8QSoNboaSj1UMgP6r.1>

### A. Roll Call

- The Meeting was called to order at **7:01 p.m.** and a Quorum was established with **11 members present**. Mr. Ciupitu attended the meeting via Zoom, but technical problems caused him to leave the meeting early.
- |   |   |                                     |
|---|---|-------------------------------------|
| ● Lisa Adams - <b>P</b>                 | ● Susan Fajardo - <b>P</b>              | ● Matt Matthews - <b>P</b>          |
| ● Chris Barber - <b>P</b>               | ● <del>Michael Farrier</del> - <b>A</b> | ● LaVonne Norwood - <b>P</b>        |
| ● <del>Michelle Bothof</del> - <b>A</b> | ● Julia Feliciano - <b>P</b>            | ● Dori Rattray - <b>P</b>           |
| ● Delores ChavezHarmes- <b>P</b>        | ● James Garritson - <b>P</b>            | ● <del>Vacant Seat</del> - <b>A</b> |
| ● Vlad Ciupitu - <b>P*</b>              | ● Steve Hutchison - <b>P</b>            | ● Kevin Smith - <b>P</b>            |

### B. Pledge of Allegiance - Ms. Feliciano

### C. Approval of October 14, 2024 Minutes

- **Motion: To approve the October 14, 2024 Minutes.**
- **Maker/Second:** Smith/Norwood
- **Motion Carries 12-0-0 (Y-N-Ab).**

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

#### 1. Sheriff Rowley: License Plate Recognition Program

- Nathan Rowley, LT 760-749-4400, Nathan.Rowley@sdsheriff.gov, www.sdsheriff.org
- Sheriff Rowley introduced himself and presented a slideshow about Automated License Plate Recognition. Police agencies have used this system for the last twenty years. LPRs are high speed, computer-controlled camera systems.
- LPRs communicate with law enforcement databases to aid investigations.
- Flock Falcon Camera operates in all weather conditions. It is solar powered and no electrical infrastructure is needed.
- The information sharing is limited to LE Agencies by the Sheriff. Audits are conducted to verify proper use. The FBI cannot access ALPR unless the local sheriff provides access to the data. They will only retain information for one month. All devices are stationary. There are three sites that will be installed in Valley Center. San Pasqual Reservation is putting up 12 of these devices.

- Mr. Garritson asked if this type of system could be abused by a future elected sheriff. State law mandates that information can be stored for up to one year, but the County will only retain data for 30 days.
- A community member asked if this system would also report information about car registration fees.
- [SafeValleyCenter.com](http://SafeValleyCenter.com) is a local Sheriff's Safe Cities Initiative.
- Local businesses can become a Registered User, which will identify your location as having cameras and allow us to ask for content if a need arises.
- A community member asked a question about accessing Ring cameras. Sheriff Rowley shared that it is very difficult for law enforcement to access Ring cameras.
- Lemon Grove currently uses a Clearance System. Sheriff's Overt Safe Cities Cameras will be placed in "high crime" areas. There will be two cameras installed along Valley Center Road,
- The County will build a large station at the I-15 and S76 intersection. A map of the Vista Station, San Marcos Station, Fallbrook Substation, and Valley Center Substation was shared. Deputies will be able to remain in Valley Center once this station is built.
- San Diego County is restarting their Explorer program. This program is provided to young people between 16 to 20 years old.
- Kathleen Lippet (Audience Zoom Video) provided information about smoke shops and how a number of these businesses sell a number of products that they are not permitted to sell.

**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): Bothof –Discretionary permit application to install a new 50 ft mono eucalyptus cell tower with equipment. 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.**
- Mr. Farrier and Ms. Bothof were unable to attend the meeting tonight. Chair Harmes read Mr. Farrier's project report aloud. 5G is much faster than 4G.
- The proposed design is a 55 foot Mono Eucalyptus. The top of the antennas are located at 48 feet. T-Mobile is the carrier who will operate this tower. A second carrier can also potentially use this tower. The current proposal is for four antennas.
- T-Mobile is looking to improve the vehicle and home coverage for their customers. This site will also improve overlapping coverage. The applicant reviewed the Valley Center Design Guidelines. The proposed site is almost 1,000 feet from a public road. The nearest off-site home is 500 feet away from the site. A number of photo simulations were shared via a Zoom presentation. The height of the monopole is to allow a second carrier to also locate their antennas on the same pole. The applicant also reviewed a cultural survey of the site.
- Ms. Norwood asked a question related to the environmental report and the lead-acid batteries stored at the site. The batteries should last many years. Some have lasted close to

twenty years. New technology estimates batteries at this location should last approximately 30 years. Batteries are returned to the manufacturer when their life cycle is completed.

- Mr. Hutchison and Dr. Matthews asked questions related to the road width and the ability for fire trucks to turn around.
- Mr. Hutchison asked a number of questions related to the incline of the road. The incline is below 20 degrees. These types of facilities will usually have a fuel tank stored above the generator above the fuel tank. The 8 foot antennas are a standard size for most towers.
- Chair Harmes explained to the applicant that the Planning Group is unable to take a vote tonight on this project without approval from the Valley Center Fire.

**2. Park Circle Commercial Project PDS2015-MUP-15-010 (PSDS2015-TM-5603 ) 27650 Valley Center Rd.: Rattray – Minor deviation to the approved major use permit to allow 2 drive through restaurants instead of one and modify the square footage of buildings. Compliance with required parking and development regulations. (Update)**

- Ms. Rattray provided information about Starbucks and Chipotle having an interest in building two drive throughs at this location. Ms. Adams spoke about some of the concerns that the DRB had about this project.
- DRB will review the entire project again to include elevations, landscape, signage, and other details. VCCPG will not hear this project again until 2025.

**3. 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. (Update)**

- Chair Harmes shared information about Lithium iron phosphate (LiFePO<sub>4</sub>) batteries. This type of battery produces less heat, but it still can cause fires. It is a relatively new process and there is no national fire code at this time. San Diego County is now discussing the technology, but comprehensive standards are not available at this time. The public review of this project is at least one year away. The County will make a presentation next year after they conduct a study about this project.
- Ms. Rattray would like the County to review this type of technology, as it is very new.
- Glenna Hockstra gave a presentation from the organization, Keep Valley Center Rural (KVCR). This organization is opposed to the proposed clean energy project. They have concerns about increased runoff and flooding. They are also concerned about fire hazards and evacuation risks.
- KVCR also shared discrepancies about property values, flooding, and quality of life. Valley Center has a rich farming history.
- Chair Harmes reminded the community that the Planning Group is an advisory group. The County makes the final decision about any vote that is taken by the Planning Group. No vote was taken about this project tonight.

**4. Variance to 15947 Woods Valley Road PDS2023-VAR-23-062: Norwood – Removal of conditions for variance to reduce setbacks on a single-family home lot. The Fire Marshal has stamped & approved. (Vote)**

- **Motion: To approve the Removal of Conditions for Variance to 15947 Woods Valley Road PDS2023-VAR-23-062.**
- **Maker/Second:** Garritson/Harmes
- **Motion Carries 12-0-0 (Y-N-Ab)**

**5. W. Oak Glen Road Subdivision PDS2024-TM-5656 (APN 133-081-55-00: Adams – Tentative map to subdivide 17 acre lots into seven 2+ acre lots zoned A-70 with private and public road improvements. (Vote) [ATTACHMENT]**

- **Motion: To approve the W. Oak Glen Road Subdivision PDS2024-TM-5656 with the redirection of the flow on Lot 5.**
- **Maker/Second:** Adams/Garritson
- **Motion Carries 11-1-0 (Y-N-Ab)**
- Ms. Adams shared a tentative map of the project. It is right across from Valley Center High School. The project proposes subdividing the 17 acre property into 8 lots. There are five existing wells on the site and will remain for irrigation purposes. There will be a trail built along the road. There is a 100 foot fire clearance required for all lots on the project.
- Ms. Adams shared a concern related to the flow of the drainage basin on lot 5.
- The Planning Group had a lot of discussion about approval of the project with the condition to redirect drainage to a natural creek or French drain.
- Neighboring property owners were not notified about this project.

**6. Indian Creek PDS2024-TM-5655, PDS2024-MUP-24-2014, PDS2027-STP-24-013: Hutchison –Residential development of twelve (12) parcels totaling 121 acres located near the intersection of Cole Grade Rd and Valley Center Rd, with up to 573 homes. Of the 573 homes, 413 will be age-restricted sf homes & 120 to 160 will be dedicated for affordable multi-family units. Apx. 8 acres will be developed for commercial use to serve the proposed development and surrounding community. Commercial uses likely to include a grocery store, restaurants, office spaces & a parcel to serve VCMWD needs. (Information) [APPENDIX]**

- Chair Harmes introduced the consultant Tim Kim and the property owner, Dana Hanes.
- The owners were able to acquire both parcels since they last spoke to the Planning Group.
- The 160 affordable multi-family units would be available only for rent at a specific County price.
- Tim shared a project overview of the site plan. It is a 121 acre Master Plan. Two Story Pop-Top homes were shown. The average unit size for multi-family for-rent is 850 sqft. These units would have 1-3 Beds and 1-2 Baths.

- Chair Harmes advised the applicants that two or three story buildings with apartments for rent does not fit the rural community of Valley Center. Ms. Rattray suggested an assisted living facility instead.
- Assisted living is zoned usually as a commercial development. Ms. Norwood shared that the community is looking to build an intergenerational center. Dana presented information about the Neighborhood Commercial Planning Area 8 and 9.
- They are hoping to develop a unique commercial center. They will have one drive through, a small market, restaurants, and a walkable center.
- Chair Harmes shared concerns about traffic, as this project could add an additional 2,000 people along Valley Center Road. What will be done to mitigate this issue? The project would connect with Miller Rd. The County has proposed the addition of a roundabout at Miller Road that will increase congestion, especially in the event of an emergency. What progress has been made by the property owners to create Road 11?
- The only private component of the development is the 3.5 acre Recreational Center. There are four acres of community parks. Images of Community Parks A-K were shared. Park D would have a dog park. Park E would have a cushioned play area. There are a number of detention basins.
- The Indian Creek Associates (TK Consulting) is currently working with the County.
- The Parks and Trails will not be turned over to the County under the present plans.
- Ms. Norwood asked about the possibility of Intergenerational or a Senior Center.
- **Motion: To extend the meeting not past 11 p.m.**
- **Maker/Second:** Harmes/Norwood
- **Motion Failed 5-6-0 (Y-N-Ab)**

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

- Postponed until the December meeting.

#### **F. Subcommittee Reports:**

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

- Next VC Emergency Evacuation meeting is December 18, 2024.

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

- A brief update was provided by Dr. Matthews.

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

- There is a Butterfield Trails Ranch Park event on November 16 from 10 a.m. to 1 p.m.

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

- No update.

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

- No update.

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

- No update.

## **F. Related Reports**

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

- No update.

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

- No update.

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

- No update.

### **4) Website (Garritson):**

- No update.

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

- Dr. Farrier has resigned from the Planning Group. A Public notice of this vacancy has already been published. VCCPG will have a vacancy on the DRB in 2025.

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

- No update.

## **G. Adjournment**

- Next regular meeting of VCCPG: **December 9, 2024 at 7 p.m.**
- **The meeting adjourned at 10:00 p.m.**
- **Minutes were approved on November 11, 2024.**

**James Garritson, Secretary**



**Indian Creek Property**



**County of San Diego, Planning & Development Services**  
**NOTICE TO PROPERTY OWNERS**  
**ZONING DIVISION**

A request for a discretionary permit has been filed with the County of San Diego, Department of Planning & Development Services (PDS). State law and County code require that adjacent property owners (and in certain instances residents) be notified of certain types of permits submitted to PDS for approval. You have received this notice because County records show you are within the public notice boundary for this permit. Interested parties can contact the assigned PDS Project Planner (listed below) to request additional information and/or to submit written comments within 30 days of the "Date Received" on this notice. **NOTE: All correspondence MUST reference the Record ID below.**

Planner's Name: **Martha Elena Sanchez**  
 Planner's Phone: **(619) 495-8517**  
 Planner's email: [marthaelena.sanchez@sdcounty.ca.gov](mailto:marthaelena.sanchez@sdcounty.ca.gov)  
 CPG/DRB/CSG: **VALLEY CENTER CPG**

**Record ID & Date Received**

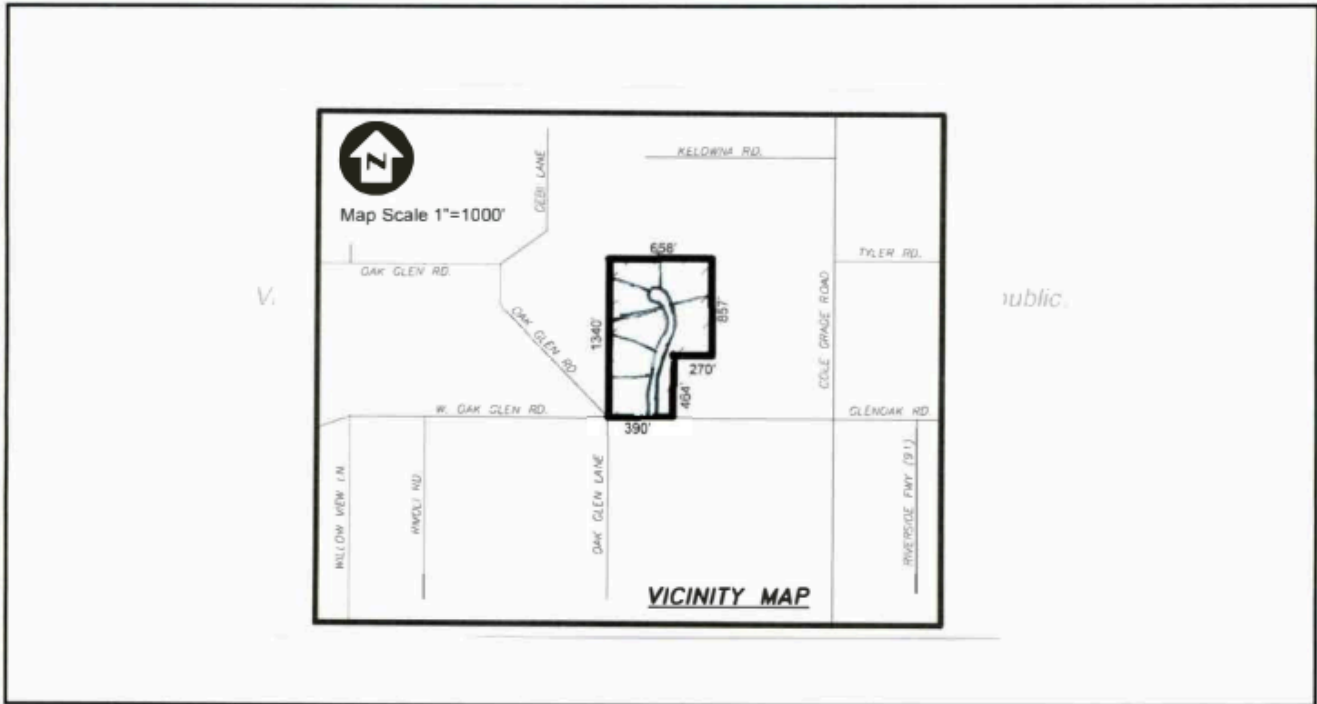
**SDC PDS RCVD 10-01-24**  
**TM5656**

Project Name & Brief Description: W Oak Glen Road Subdivision, to subdivide a 17-acre land into seven single family residential lots plus a private street letter parcel along with private and public street improvements and grading.

Number of lots proposed: 8

You can also contact the local Community Planning Group, Design Review Board or Community Sponsor Group (CPG/DRB/CSG) for further information and to make comments. If the property is within the boundaries of a County recognized (CPG/DRB/CSG), contact information for that group will be printed on the back of this notice.

Zoning: A70 General Plan: SR-2, Semi-rural Residential Acre(s): 16.82  
 Owner/Applicant: Zhen Wu, AICP (applicant)/Fong Investments LLC Engineer: Toal Engineering Inc.  
 Project Site Address: next to 14060 W Oak Glen Road, Valley Center APN#(s): 133-081-55-00



**5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123**  
 For any questions, please email us at: [PDSZoningPermitCounter@sdcounty.ca.gov](mailto:PDSZoningPermitCounter@sdcounty.ca.gov)  
<http://www.sdcounty.ca.gov/pds>