

Valley Center Community Planning Group

Approved Minutes for a regular meeting held on **March 10, 2025** at 7:00 p.m. in the Valley Center Community Hall, 28246 Lilac Road, Valley Center, California 92082.

Dori Rattray, **Chair**; Lisa Adams, **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 Ciurpitu~~ - **A**
- Susan Fajardo - **P**
- James Garritson - **P**
- Mary Hodson - **P**
- Steve Hutchison - **P**
- Karen Lieber - **P**
- Bob Littlejohn - **P**
- Matt Matthews - **P**
- LaVonne Norwood - **P**
- Dori Rattray - **P**
- Tom Stinson - **P**

B. Pledge of Allegiance - Chair Rattray

C. Approval of February 10, 2025 Minutes

- **Motion: To approve the February 10, 2025 Minutes.**
- **Maker/Second: Norwood/Bothof**
- **Motion CARRIES 14-0-0 (Y-N-Ab).**

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

- Chair Rattray shared background about how the Planning and Development Services contacted her to speak at the County Supervisor meeting.
- Information was shared about always sending a BCC whenever sending out an email to Planning Group members.

1. Cannabis Licensing Outreach Recap & Draft EIR Guidance: Brandy Contreras (Joint meeting scheduled with Fallbrook and Bonsall on May 12, 2025.) County Email attached.

- Brandy Contreras introduced herself and explained concerns she has about cannabis ordinances. Brandy explained that crime has increased in areas where cannabis is grown. Code compliance will now take care of enforcing cannabis growing ordinances. Concerns were shared about the safety of code compliance officers taking over this duty.
- There was discussion about the safety of code compliance officers taking over the enforcement of cannabis regulations.
- Brandy and Planning Group members discussed how the County can better share updates and meeting times related to cannabis.

- The County is still reviewing the environmental impact of growing cannabis. Dr. Matthews made comments about the 600 feet setback requirements near school zones. Code compliance will provide inspections for legal cannabis dispensaries.
- There was discussion about numerous problems that people are facing because of cannabis growing in Anza-Borrego.
- It was urged to provide comments to the county on the EIR before the due date.

2. Woods Valley Road @ N. Lake Wohlford Road – Multiple pop-up vendors: Chris Barber, VCCPG

- Mr. Barber shared pictures of pop-up vendors at the intersection of N Lake Wohlford Road and Woods Valley Road. He has safety concerns about these vendors selling cooked food. Some vendors are selling clothing and other items at this intersection.
- Ms. Adams contacted the County about the vendors.
- Mr. Barber also brought up food vendors set up at the corner of Paradise Mt Rd. & Canal Rd. Ms. Norwood stated that it is tribal land and nothing can be done about it.

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

1. Capital Improvement Projects (CIP): Department of Public Works is requesting our input on prioritizing capital improvement and maintenance projects for county-maintained assets. Project may be related to safety, capacity, accessibility, and operations. Review Project Request Form and return our lists by March 30, 2025. (Vote)

- **Motion: To approve the Capital Improvement Projects (CIP) DRAFT List.**
- **Maker/Second:** Bothof/Littlejohn
- **Motion CARRIES 14-0-0 (Y-N-Ab)**
- Ms. Adams shared a capital improvement list that she gathered from people in the community.
- Ms. Fajardo shared a list of suggestions from Banbury Dr. residents:
- 1) residents would like a definite right hand turn lane from Valley Center Rd. onto Banbury Dr.
- 2) concerns regarding safety when turning left onto Valley Center Rd when turning left from Banbury Dr. (this should be improved when a traffic light is installed at the top of grade and Ridge Ranch).
- 3) residents suggested solar power for light at Woods Valley Rd. whenever a power outage occurs.
- 4) another resident suggested a roundabout at Woods Valley Rd. for safety reasons in case there is a power outage.
- 5) residents on Sugar Bush Way want their cul-de-sac re-paved and have now waited two years.

- 6) Concerns were made about the median right before the left hand turn pocket on Valley Center Rd. At night, the median is very difficult to see. There are no light reflectors in this area.

2. Tentative Map Revision PDS2025-TM-5658 & PDS20285-ER-25-02-001: (Littlejohn)

Reverse tentative map back to existing with no changes. (Vote)

- **Motion: To approve the Tentative Map Revision PDS2025-TM-5658 & PDS20285-ER-25-02-001 and reverse it back to the original map.**
- **Maker/Second:** Littlejohn/Adams
- **Motion CARRIES 14-0-0 (Y-N-Ab)**
- Mr. Littlejohn explained that the owner would like to reverse his tentative map back to the original map. All of his neighbors support his decision to reverse the tentative map back to the original map.

3. Election of Subcommittee Chairs: (Rattray) Assign chairs to subcommittees (Vote)

- **Motion: To approve the subcommittee chair list that Chair Rattray has assigned for Valley Center Community Planning Group members.**
- Chair Rattray added the Compliance Subcommittee, led by LaVonne Norwood, with a focus on concerns with lighting, noise, dumping, graffiti, clearing, signage and those things that take away from the character of Valley Center.
- Chair Rattray added the Energy Subcommittee, led by Bob Littlejohn, as a point person for all potential energy sources that affect the Valley Center Community such as solar, fusion, electricity, and hydro.
- Chair Rattray added the Government Subcommittee, led by Tom Stinson, as a point person for all government positions that impact the Valley Center Community. The role would be familiar with any potential law, ordinance or legislation that could impact our community.
- Chair Rattray kept Steve Hutchinson as Chair of the Association of Planning Subcommittee.
- Chair Rattray kept Dr. Matt Mathews as Chair of the Cannabis Subcommittee.
- Chair Rattray kept Vlad Chiputo as the Chair of the Community Update Plan Subcommittee.
- Chair Rattray assigned Michelle Bothof Chair of the Design Review Board Subcommittee.
- Chair Rattray kept Delores Harmes as Chair of the Emergency Evacuation Subcommittee.
- Chair Rattray assigned Chris Barber as Chair of the Mobility Subcommittee.
- Chair Rattray assigned Mary Hodson as Chair of the Park, Rec & Trails Subcommittee.
- Chair Rattray assigned Chris Barber as Chair of the Revitalization Subcommittee.
- Chair Rattray assigned herself as Chair of the Tribal Subcommittee.
- Chair Rattray assigned Delores Harmes as Chair of Nominations Subcommittee.
- **Maker/Second:** ChavezHarmes/Barber
- **Motion CARRIES 14-0-0 (Y-N-Ab)**

4. Project Assignments and Clarification: (Vote)

- Chair Rattray shared that she would like all members to have a willingness to change their roles and mentor newer members as subcommittee chairs.

F. Subcommittee Reports:

1) Emergency Evacuation

- No report.

2) Cannabis

- Dr. Matthews shared that the environmental impact of cannabis is very harmful. People can have up to six marijuana plants in their home. The County does fine cannabis growers, but they are unable to control the harmful environmental impact of the crop. There was a lot of discussion between members about cannabis dispensaries and growers.

3) Government

- Tom Stinson is the chair of this subcommittee. He provided information about AB 303 - Battery Energy Safety and Accountability Act. It would restore local input in the siting of utility-scale battery energy storage systems (BESS). Tom explained the process of how a bill becomes a law in California.

4) Parks & Rec/Trails (Hodson/Norwood)

- Mary Hodson will chair this subcommittee. Ms. Hodson provided an update about the biological preserve. There were 415 baseball players this year.

5) Community Plan Update

- No report.

6) Mobility

- No report.

7) Revitalization

- No report.

8) Design Review Board

- Michelle Bothof will attend the DRB meetings and report back to the PG. The chair of the DRB is Jeff Herr. The members of the DRB are appointed and follow different rules as a Board. The DRB is governed by the County Supervisor, not the Planning Group as subcommittees. Eddie Scott would like our community to follow the dark sky ordinances.

9) Community

- No report.

10) Compliance

- Lavonne Norwood is the chair of this new subcommittee.

11) Energy

- Bob Littlejohn is the chair of this new subcommittee. Bob will develop a proposal for the purpose and scope of this new subcommittee. He will get it approved by the VCCPG chair and review it with the group.

12) Tribal

- Chair Rattray will chair this subcommittee.

13) Association of Planning Groups

- No report.

14) Boards & Nominations

- No report.

G. Adjournment

- Next regular meeting of VCCPG: **April 14, 2025 at 7 p.m.**
- **The meeting adjourned at 9:00 p.m.**
- **Minutes were approved on April 15, 2025.**

James Garritson, Secretary