

## **Valley Center Community Planning Group**

**Approved Minutes** for a regular meeting held on **April 14, 2025** at 7:00 p.m. in the Valley Center Community Hall, 28246 Lilac Road, Valley Center, California 92082.

Dori Ratray, **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

### **Zoom Link:**

<https://us06web.zoom.us/j/73696896959?pwd=wFV3m1r8JjDicmaIaDlimHtlxVLC24.1>

### **A. Roll Call**

- The Meeting was called to order at **7:00 p.m.** and a Quorum was established with **13 members present**. Mrs. ChavezHarmes\* arrived at the meeting via Zoom at 7:06 p.m.
- Lisa Adams - **P**
- Chris Barber - **P**
- ~~Michelle Bothof~~ - **A**
- Delores ChavezHarmes-**P\***
- Vlad Ciupitu - **P**
- 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 Ratray - **P**
- ~~Tom Stinson~~ - **A**

### **B. Pledge of Allegiance - Valley Center Vaqueros**

### **C. Approval of March 10, 2025 and March 26, 2025 SPECIAL MEETING Minutes**

- **Motion: To approve the March 10, 2025 Minutes.**
- **Maker/Second:** Norwood/Ciupitu
- **Motion CARRIES 13-0-0 (Y-N-Ab).**
- **Motion: To approve the March 26, 2025 SPECIAL MEETING Minutes.**
- **Maker/Second:** Littlejohn/Barber
- **Motion CARRIES 13-0-0 (Y-N-Ab).**

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

- Billy Wagner spoke about signage that is located along Woods Valley Road. Ms. Adams did report this signage to the County, but one sign still needs to be moved for a clear line of sight.

### **1. Unsafe Camping Ordinance - On March 11, 2025, Supervisor Anderson successfully advanced the Unsafe Camping Ordinance for unincorporated areas in San Diego County during a press conference at the County Administration Center. Ratray. [APPENDIX]**

- **Motion: A request for Chair Ratray to draft a letter to send in support of the Unsafe Camping Ordinance.**

- **Maker/Second:** Norwood/Barber
- **Motion CARRIES 13-0-0 (Y-N-Ab)**
- Chair Rattray shared information about the **Unsafe Camping Ordinance** that the County is trying to implement. <https://engage.sandiegocounty.gov/unsafe-camping>
- “The County is exploring options to further safeguard unincorporated communities and public infrastructure from risks related to unsafe camping while considering and addressing the needs of individuals experiencing homelessness.”

**2. Unsafe Driving Conditions @ Valley Center Road and Woods Valley – On March 28, 2025, there was another accident at the corner of Woods Valley and Valley Center Road. This time, the truck impacted the building infrastructure. – Carmen Cifuentes**

- Carmen Cifuentes shared information about a traffic accident that badly damaged her office. This is the sixth accident that has occurred at this business in the last four years. Carmen has been unable to use her office. Adrienne Cisneros-Selekman has worked with Carmen to try to get the County to address this unsafe driving condition.
- There was discussion about installing rumble strips where Valley Center Road intersects at Woods Valley Road, reducing the speed limit, a wire fence alongside ReMax, and a larger speed limit painted on the road. The County was unable to install speed bumps along the proposed corridor plan.
- There was a lot of discussion among Planning Group members and the community about the new light at Ridge Ranch Road that the County will activate on April 17, 2025.
- A member of the public suggested that a roundabout at that intersection, as originally proposed in the draft Valley Center Road Corridor Concept Plan, might have prevented the accident. Another member of the public disagreed, as the Board of Supervisors already made a decision to fund one roundabout at Miller Road.

**3. West Lilac Equestrian Staging Area – A letter regarding a possible site for an Equestrian Staging Area close to the Bonsall Community Park, the existing trails and the future San Luis Rey River Park - Norwood [APPENDIX]**

- Ms. Norwood shared that VCCPG should consider supporting our neighboring Bonsall community in asking the County to review a possible site for building an equestrian staging area close to Bonsall Community Park.

**4. Dark Sky Update – An update regarding the efforts and improvements on shielding lights on local businesses– Eddie Lain**

- Eddie Lain gave a presentation about How to Make Your Lighting Compliant. He explained how businesses can follow the Dark Sky Ordinance. Eddie recommends that businesses shield their Lights, Lower their Lumens, Warm their Bulbs, and help make the community look better. Eddie showed examples of how Dark sky lighting design actually can improve business aesthetics.

- Eddie shared some images of businesses that he believes currently are in violation of dark sky ordinances.

**Becky Rapp shared an update about the marijuana draft EIR.**

- Becky attended the meeting via Zoom and frequently attends the Board of Supervisor meetings about cannabis issues.

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

**1. Valley Center Trails/Friend of Hellhole Canyon – A letter proposal for local parks and preservation of spaces and the proposed Intergenerational Center (IGC), Norwood**

- Ms. Norwood shared information about two organizations that would prefer keeping Butterfield Ranch mainly in its natural state.
- Mr. Garritson does not support removing the possibility of having playgrounds and other structures incorporated into a future Butterfield Ranch County Park. He believes that any park built by the County should address the needs of all age groups within the community of Valley Center.
- Dr. Matthews does not support removing the intergenerational center from our current plans.
- Mrs. Hermes shared that the Planning Group had discussed with the developer at Indian Creek the possibility of building an intergenerational center somewhere in the potential development.
- Ms. Norwood made a motion for the Planning Group to support the letter proposal, but she later withdrew her motion. There was a lot of discussion among members about taking a vote on this letter.

**2. CA Assembly Bill - AB303 - The Planning Group will review the proposed CA Assembly Bill AB303 by Dawn Addis (30th District) and discuss a letter submission. The Battery Energy Safety and Accountability Act, promotes climate justice by uplifting the voice of local Californians and creating common-sense siting requirements for potentially hazardous battery energy storage system (BESS) facilities. Stinson**

- Chair Rattray shared information about this CA Assembly Bill. There was discussion about a letter.
- Paul Henkin shared comments via Zoom about this letter. He shared a number of comments about these energy policies.
- Chair Rattray will review this information and draft a letter to present at the next Planning Group meeting on May 12, 2025.

**3. Park Circle Commercial Development Project – A status update on the commercial property located adjacent to McDonald's in Park Circle - Lieber/Rattray (Update Only)**

- Ms. Adams provided an update about the Design Review Board. There is a proposal to build two retail businesses, a Starbucks with a drive-through, and a Chipotle with a drive-through adjacent to McDonald's in Park Circle. DRB directed applicants to comply with previously approved Park Circle proposals.

#### **4. Tree Removal Notification – Four (4) Oak Trees at 9580 West Lilac are scheduled to be removed after May 5th, 2025. (Vote)**

- **Motion: To remove Four Oak Trees at 9580 West Lilac.**
- **Maker/Second:** Garritson/Barber
- **Motion CARRIES 13-0-0 (Y-N-Ab)**

### **F. Subcommittee Reports**

#### **Association of Planning – Mr. Hutchison**

- Mr. Hutchison provided a report. There was discussion about the VMT.

#### **Government – Mr. Stinson**

- No update.

#### **Cannabis – Dr. Matthews**

- Dr. Matthews continues to research this issue.

#### **Mobility – Mr. Barber**

- Mr. Barber provided an update about working with a community member to address a sinkhole issue on a County maintained road. The County did fill the hole. Mr. Barber shared a number of mobility and road issues. He also shared an update about the danger of golf balls reaching Woods Valley Road next to Native Oaks Golf Club.

#### **Community Plan Update – Mr. Ciupitu**

- Mr. Ciupitu provided a brief update.

#### **Nominations – Mrs. Chavez**

- No update.

#### **Compliance – Ms. Norwood**

- Chair Rattray and Ms. Norwood discussed renaming this subcommittee. There was discussion between members about a potential new name. Ms. Norwood liked the proposal to rename this subcommittee, Enhancements.

#### **Parks, Rec & Trails – Ms. Hodson**

- Ms. Hodson provided an update about the general fund and the funding of additional parks. There will be no projects for the next 3-5 years. Adams Park needs improvements, but will probably not have the necessary funding in the near future. The little league field needs restrooms.

#### **Design Review Board – Mrs. Bothoff**

- Ms. Adams provided an example of the DRB signage.

#### **Revitalization – Mr. Barber**

- Mr. Barber provided a brief update about taking over this subcommittee after the first meeting was held. Graffiti has become a huge problem to address in the Valley Center community.

#### **Energy – Mr. Littlejohn**

- Mr. Littlejohn shared the purpose and scope for this new subcommittee. Any form of energy within the domain of the VCCPG would fall under this subcommittee. Examples of issues could include new solar/BESS facilities, electrical undergrounding, and natural gas pipeline replacement projects.
- Mr. Hutchison asked a question if this subcommittee would address proposals for new gas stations.

#### **Tribal – Mrs. Rattray**

- Chair Rattray is beginning to open lines of communication with tribal leaders.

#### **Emergency Evacuation – Mrs. Chavez**

- Mrs. Chavez-Harmes is looking for a location to hold a meeting on April 24th..

#### **G. Adjournment**

- Next regular meeting of VCCPG: **May 12, 2025 at 7 p.m.**
- **The meeting adjourned at 09:22 p.m.**
- **Minutes were approved on May 12, 2025**

**James Garritson, Secretary**

**We are excited to announce a possible site for an Equestrian Staging Area close to the Bonsall Community Park, the existing trails and the future San Luis Rey River Park**

We have been working with Jim Desmond, County of San Diego Supervisor for District 5 and the County of San Diego Department of Parks & Recreation on finding a location for an Equestrian Staging area near the Bonsall Community Park (near the center of the San Luis Rey Trail).

We have Jim Desmond's support. He made that clear at the Groundbreaking Ceremony in his speech to the public & to DPR. **Let's make this happen now.**

We support the West Lilac location for an Equestrian Staging area. It is only 1000 feet from Bonsall Community Park, on land owned by DPR. (see photo blue pin in the location)

Location: West Lilac Staging Area (33°17'42.0"N 117°12'55.9"W). This site is on the same side of West Lilac Road as the Bonsall Community Park & ½ Mile from Ocean Breeze Ranch.

We think this is a great location close to the Bonsall Community Park. It has trail access without the need to cross the river. Currently there is a 5-mile loop on sandy trails. Several new miles of trail will be added in the near future. It is centrally located within the San Luis Rey River Park. It has a flat area above the surrounding grade with Shade trees.

**We would like to ask the Valley Center Community Planning Group for their support of the Equestrians and to support the West Lilac Equestrian Staging area, by sending one email to the addresses below. Thank you!**

**One Email Addressed to:**

Jim Desmond  
Supervisor, Fifth District  
[jim.desmond@sdcounty.ca.gov](mailto:jim.desmond@sdcounty.ca.gov)

**CC to the following:**

Adrienne Cisneros-Selekman  
Community Relations Liaison  
[adrienne.cisneros-selekman@sdcounty.ca.gov](mailto:adrienne.cisneros-selekman@sdcounty.ca.gov)

Jake Enriquez  
Region Manager  
[jake.enriquez@sdcounty.ca.gov](mailto:jake.enriquez@sdcounty.ca.gov)

Faye Pokletar,  
Park Project Manager Bonsall Community Park  
[Faye.Pokletar@sdcounty.ca.gov](mailto:Faye.Pokletar@sdcounty.ca.gov)

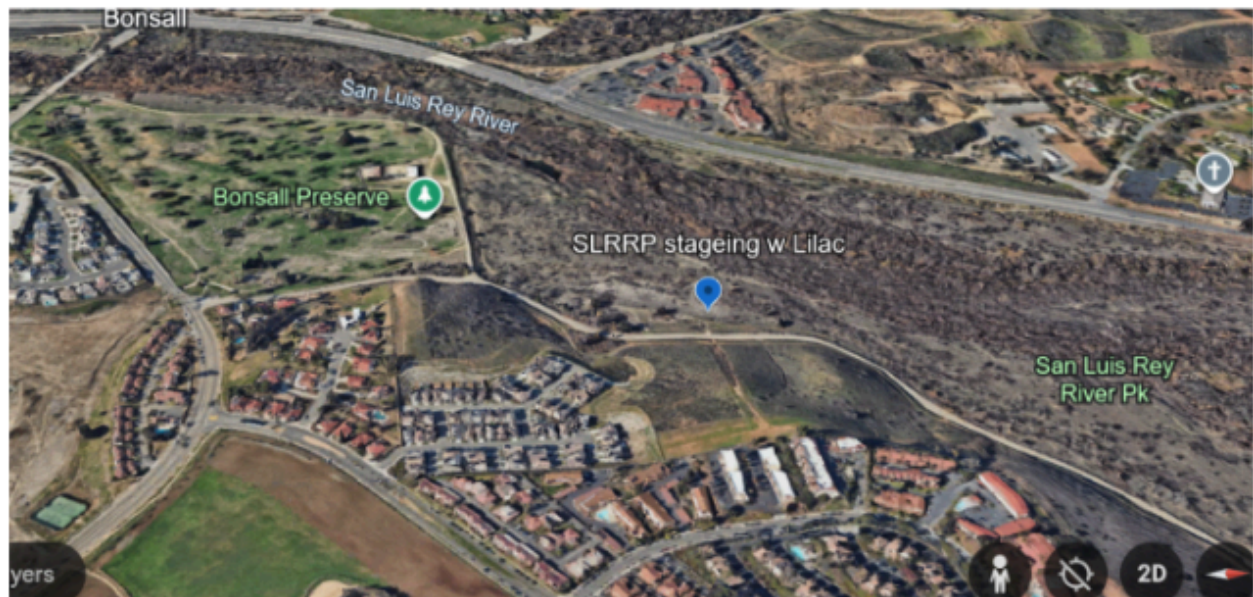
Jason Hemmens

Director of County of San Diego Department of Parks and Recreation  
[jason.hemmens@sdcounty.ca.gov](mailto:jason.hemmens@sdcounty.ca.gov)

Emily Hubbard  
Chief of Development - North County  
[emily.hubbard@sdcounty.ca.gov](mailto:emily.hubbard@sdcounty.ca.gov)

Andrew Quinn  
District Manager  
[andrew.quinn@sdcounty.ca.gov](mailto:andrew.quinn@sdcounty.ca.gov)

**Please also BCC:**  
[donnahein@att.net](mailto:donnahein@att.net)



ATTACHMENT B

SEC. 73.108. PUBLIC PARKS.

No person shall camp in any public park, or any public street or highway, or on any improved or unimproved property owned or leased by the County, provided that nothing herein shall be construed to prohibit camping in public campgrounds under permit authorized by other provisions of law or ordinance.

"Camping" is defined as the use of any public park, any public street or highway or improved or unimproved property owned or leased by the County, for temporary living accommodations such as, but not limited to, sleeping, sleeping activities, or making preparations to sleep, including the laying down of bedding for the purposes of sleeping, or storing personal belongings, or making any fire, or using any tents, or other temporary structures.

"Public park" is defined as any park or recreation area or recreation facility that is owned, leased, or under the control of the County.

(Added by Ord. No. 3249 (N.S.), effective 10-30-68; amended by Ord. No. 9581 (N.S.), effective 8-28-03)

Cross reference(s)--Parks and recreation, § 41.101 et seq.





March 10, 2025

Supervisor Jim Desmond  
County of San Diego  
1600 Pacific Highway, Room 335  
San Diego, CA 92101  
jim.desmond@sdcounty.ca.gov

Jason Hemmens, Director  
Luke Taylor, Park Project Manager  
County of San Diego  
Department of Parks & Recreation  
5500 Overland Avenue, Suite 410  
San Diego, CA 92123

Dear Supervisor Desmond, Mr. Hemmens and Mr. Taylor:

We, the undersigned Valley Center services groups, are writing to request your consideration of our vision for our local park & preserve spaces and the proposed Intergenerational Center (IGC).

First, we encourage a minimalist plan for any improvements to Butterfield Trails Ranch County Park. This is in keeping with local support expressed during its acquisition and also for honoring the two million in purchase funds contributed by the conservation organization that sealed the deal for its purchase. As Valley Center grows and develops, a natural park in the heart of town will be enjoyed and appreciated for generations to come. Let's keep it a green, dark and low-key park, the gem envisioned as it was acquired.

Second, we believe that Star Valley Park is best suited for on-going equestrian facilities, 4-H programs, as a multi-use community event site and including compatible sports and multi-use ball fields that can be used for parking during big events. This would include night time lighting consistent with rural dark skies standards.

Third, we do not support the development of an Intergenerational Center at either of these park locations: an IGC has a large and very developed footprint and such facilities are better suited adjacent to compatible amenities such as at an expanded VC Community Center with its sports fields; or at the newly proposed senior housing at the Indian Creek development; or at an expanded Adams Park with a further agreement with school district. Any sports at Butterfield should be kept low key and day use to minimize night lighting, and at Star Valley multi-use in nature to support the space needed to stage the rodeo with its need for large parking areas. An IGC would be isolated and incompatible at either park location.

Therefore, we request that you minimize development at Butterfield and Star Valley and direct funds instead to siting an IGC at an optimal location for Valley Center long term, where it is imbedded with other compatible facilities.

Valley Center Trails Association, Inc. · PO Box 605 · Valley Center, CA 92082  
A 501(c)(3) tax-exempt community organization dedicated to the creation of non-motorized trails and pathways for walking, hiking, biking and equestrian use in Valley Center.  
[www.vctrails.org](http://www.vctrails.org)