

Valley Center Community Planning Group

Approved Minutes for a regular meeting held on **May 12, 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 **14 members present.**
- Lisa Adams - **P**
- Chris Barber - **P**
- Michelle Bothof - **P**
- 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~~ - **A**
- LaVonne Norwood - **P**
- Dori Ratray - **P**
- Tom Stinson - **P**

B. Pledge of Allegiance - Ms. Norwood

C. Approval of April 14, 2025 Minutes

- **Motion: To approve the April 14, 2025 Minutes.**
- **Maker/Second:** Norwood/Ciupitu
- **Motion CARRIES 13-0-1 (Y-N-Ab). Mrs. ChavezHarmes abstained.**

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

- Ms. Norwood introduced her campaign for the honorary mayor of Valley Center.
- Alden Townsend shared recent information that she has learned about the solar farm proposal. The owners of the property might have an interest in purchasing surrounding properties next to their proposed solar storage facility.

1. Woods Valley @ Valley Center Road Update – Michael L. Kenney, P.E. T.E., County Traffic Engineer

- The Zoom connection was not working and therefore the Planning Group conducted the meeting via speakerphone. The Zoom connection did eventually work and Michael L. Kenney gave a presentation.
- Michael L. Kenney shared information about a program called Red Light Connect. This program will help at locations where there are long distances between a traffic signal.
- The lights at Woods Valley Road and Ridge Ranch Road Ranch will work together on the same communication network. The signal timings will be implemented on May 21.

- The County will place a fence behind the sidewalk along the corner of Woods Valley. They also will place a heavy white wood barrier as another last minute cue for drivers to stop.
- The County is looking to enlarge road legends for a higher visibility on the pavement. Michael will review the repaving schedule along this section of Valley Center Road. If it is fairly soon, the County will wait to repaint the line legends. The County is also looking into the possibility of installing plastic delineators and ceramic dots.
- These proposed projects will likely be completed over the course of the summer. The signal timing will work in the next few weeks.
- Mr. Barber asked a question about the signal timing. Michael plans to test this signal approach at these two traffic lights.
- Mr. Littlejohn asked if the County would consider other longer-term options to reduce the risk of serious accidents at the Woods Valley and Valley Center Roads intersection. Mr. Kenney responded that the County does not have any plans to install a roundabout at this location, as it was not included in the approved Corridor Plan.
- There was discussion about the possibility of installing a marquee sign that Welcomes drivers to Valley Center. Ms. Fajardo asked a question about ticketing drivers who run red lights. The camera is only used to signal the traffic light.
- A question was asked if the County plans to synchronize the lights at Mirar de Valle and Park Circle. The traffic light at Mirar de Valle has a modification plan because of the Liberty Plaza project.
- Mr. Garritson asked a question about the signal at Lilac Road. It frequently causes a number of traffic delays. The battery backup system was incorrectly wired and the County plans to rewire the system.

2. Land Development – FY 2025/2026 Cost Recovery Proposal – Rattray

- Chair Rattray shared information about the Land Development Fee presentation that the County is trying to implement. The County plans on increasing permit costs. There is an increase of 4.8% on the cost of all permits.
- The County is trying to maintain customer response time to 1-3 days.

3. Department of Public Works – Annual resurfacing program and updated list of roadways - Adams [APPENDIX]

- Ms. Adams provided a list of the five locations that will be resurfaced in Valley Center. This list was sent to David Ross and is in the APPENDIX.

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

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 CountyAdministration Center.- Rattray (VOTE)

- **Motion: To approve the Unsafe Camping Ordinance.**

- **Maker/Second:** Adams/Bothof
- **Motion CARRIES 14-0-0 (Y-N-Ab)**

2. Project Pipeline Reports

- Chair Rattray asked a number of members about some of the projects they are currently reviewing.
- Ms. Adams provided information about the drive throughs proposed at Park Circle. There was discussion about having a traditional drive through at Starbucks and having a nonconventional drive through at Chipotle. Ms. Adams also shared information about the design guidelines for drive through restaurants and food service businesses.
- There is a proposal to split a Vesper lot into four parcels that are each 4 acres.
- The property owners at the corner of Woods Valley Road and Valley Center Road are trying to develop the corner lot. There were a number of ideas that were proposed for this corner lot.

F. Subcommittee Reports

Association of Planning – Mr. Hutchison

- SANDAG met a number of times in April. Criminal justice was one of the topics and car thefts made by South American organized gangs in Carlsbad were also discussed. The transportation committee discussed moving the railroad tracks more inland or trying to create underground tunnels in Del Mar.
- Poway is currently not in compliance to receive TransNet funds. They are looking at ways to make busing more efficient and faster. There was discussion about creating hydrogen facilities along highways located next to tribal lands. There was discussion about providing an official voting seat for the Association of Planning.
- South American and Central American gangs are now working throughout Valley Center. These gangs are looking for quick captures of jewelry. It is important for the community to use interior and external lighting to protect their properties.

Government – Mr. Stinson

- Mr. Stinson provided information about bill proposals in the California Assembly. Brian Jones has two bills related to violent sexual predators moving into a community. There is also a bill to place violent sexual offenders into transitional housing. All bills in either house must be sent to the other house by June 6.

Cannabis – Dr. Matthews

- No report.

Mobility – Mr. Barber

- Mr. Barber explained options about how a private road can become a County road.

Community Plan Update – Mr. Ciupitu

- Mr. Ciupitu shared information about the adoption of the VCRCCP. The Board of Supervisors adopted the **Valley Center Rd Corridor Concept Plan** (VCRCCP) at hearings on Feb 26 and March 12 (two hearings required to adopt the accompanying Ordinance). The Final VCRCCP

reflects the components by location as recommended by the CPG last year.

<https://www.sandiegocounty.gov/pds/CommunityGroups/vcroadstudy>

- There are no grant applications at the moment.

Nominations – Mrs. ChavezHarmes

- No report.

Compliance – Ms. Norwood

- This subcommittee will be renamed Enhancements. Eddie presented a plan to provide education to the community about lighting ordinances. He is trying to enhance the lighting at the Community Hall.
- Ms. Norwood is working on plans to wrap or beautify SDG&E boxes.

Parks, Rec & Trails – Mrs. Hodson

- Mrs. Hodson shared that the budget was 114%, but a staffing vacancy was used to fund this difference. Harvest County Park will be turned over officially to the County sometime in the summer.

Design Review Board – Mrs. Bothoff

- Ms. Adams reported on the design of the Arco sign. Arco had originally proposed a sign that was 8 feet tall. The DRB requires that the maximum size for a sign is 42 inches by 6 feet wide. A sign also requires external lighting. The applicant's agent for Arco seems willing to comply with this sign requirement.

Revitalization – Mr. Barber

- No report.

Energy – Mr. Littlejohn

- A brief update was provided about battery storage. Chair Rattray asked Mr. Littlejohn if he had reviewed a new type of storage technology recommended by Congressman Issa that she had told him about. Mr. Littlejohn responded that he had, and that it is one of a number of different promising technologies for battery storage with reduced fire hazard and environmental risks that are currently in development.

Tribal – Mrs. Rattray

- Chair Rattray met with Stephen Cope, the Chairman of the **San Pasqual Band of Mission Indians**. They are looking to build a ball field on the reservation. They are also looking to begin building the grocery store with the strip mall.
- Native Oaks Golf Club is reviewing the concerns about golf balls reaching areas of Woods Valley Road.

Emergency Evacuation – Mrs. Chavez-Harmes

- Mrs. ChavezHarmes met on April 24. There is an ongoing conversation to address evacuation routes. Chief Napier is heading these meetings, as he has expertise in working on evacuation routes.

G. Adjournment

- Next regular meeting of VCCPG: **June 9, 2025 at 7 p.m.**
- **The meeting adjourned at 9:18 p.m.**

- Minutes were approved on June 9, 2025.

James Garritson, Secretary

Appendix VCCPG May 12, 2025 Minutes

SB1 PROJECT LIST FOR FISCAL YEAR 2025-26 ROAD MAINTENANCE PROGRAM

SUP DISTRICT	COMMUNITY	THOMAS BROTHERS GUIDE	NAME	FROM	TO	LENGTH (MI)	SURFACE TREATMENT	EST. DESIGN AND CONSTRUCTION SCHEDULE*	EST. SERVICE LIFE
5	RAINBOW	998-H5	FIFTH ST	HUFFSTATLER ST	OLD HIGHWAY 395	0.39	OVERLAY	July 2026-Dec 2027	10-15 yrs
5	RAINBOW	998-G5	RAINBOW GLEN RD	OLD HWY 395	OAK CREST RD	0.26	OVERLAY	July 2026-Dec 2027	10-15 yrs
5	TWIN OAKS	1089-D7	MESA ROCK RD	DEER SPRINGS RD	WINDSONG LN	0.80	OVERLAY	July 2026-Dec 2027	10-15 yrs
5	VALLEY CENTER	1049-H7	LILAC RD	BRIDGE SOUTH OF KEYS CREEK RD	COUSER CANYON RD	0.80	OVERLAY	July 2026-Dec 2027	10-15 yrs
5	VALLEY CENTER	1069-A5	CIRCLE R DR	CIRCLE R VALLEY LN	CIRCLE R CT	0.45	OVERLAY	July 2026-Dec 2027	10-15 yrs
5	VALLEY CENTER	1070-C6	ANTHONY RD	LILAC RD	END COUNTY MAINTAINED ROAD	1.17	OVERLAY	July 2026-Dec 2027	10-15 yrs
5	VALLEY CENTER	1090-C1	HIDEAWAY LAKE RD	LILAC RD	END	0.06	OVERLAY	July 2026-Dec 2027	10-15 yrs
5	VALLEY CENTER	1050-F7	TYLER RD	COLE GRADE RD	END	0.62	OVERLAY	July 2026-Dec 2027	10-15 yrs
5	WARNER SPRINGS	N/A	MONTEZUMA VALLEY RD	WILSON RD	TYE RD (Z1512)	1.50	OVERLAY	July 2026-Dec 2027	10-15 yrs
DISTRICT 5 TOTALS						37.91			
*Senate Bill 1 Funding to be utilized for design and construction						FY 2025-26 TOTALS	95.54		