

## Valley Center Community Planning Group

**Approved Minutes** for a regular meeting held on **June 9, 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:** Meeting ID: 736 9689 6959; Passcode: Uvx1GC;

<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 **12 members present.**
- Lisa Adams - **P**
- Chris Barber - **P**
- Michelle Bothof - **P**
- ~~Delores Chavez~~ ~~Harmes~~ - **A**
- ~~Vlad Ciupitu~~ - **A**
- Susan Fajardo - **P**
- James Garritson - **P**
- Mary Hodson - **P**
- Steve Hutchison - **P**
- ~~Karen Lieber~~ - **A**
- Bob Littlejohn - **P**
- Matt Matthews - **P**
- LaVonne Norwood - **P**
- Dori Ratray - **P**
- Tom Stinson - **P**

### B. Pledge of Allegiance - Chair Ratray

### C. Approval of May 12, 2025 Minutes

- **Motion: To approve the May 12, 2025 Minutes.**
- **Maker/Second:** Norwood/Littlejohn
- **Motion CARRIES 11-0-1 (Y-N-Ab).** Dr. Matthews abstained, as he did not attend this meeting.

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

#### 1. San Diego Sheriff, Lt. Michael Tingley, A Welcome to Valley Center

- Officer Michael Tingley is now the station commander in Valley Center. He was raised in a small town and has done a lot of work in Valley Center for the last 15 years. He won the chilli cook off at Valley Center Western Days. Chair Ratray asked a question about when the County plans to begin construction of a new station. Officer Tingley shared that this station currently lacks funding, but is still part of the official plan.

#### 2. Steve Cope, Chairman & Michael Contreras, EDC President - San Pasqual Development Updates in Valley Center

- Chairman Steve Cope has been part of the San Pasqual council for 16 years. He was mentored by the previous chairman, who served for 22 years. He introduced Michael

Contreras, who is in charge of tribal building projects. San Pasqual is working with the Albertson's corporation to begin construction of this shopping center.

- The tribe is working to bring a pharmacy and an urgent care medical facility at the Horizon site. The plans are nearly complete and they hope to begin construction in the third quarter of 2026. They plan on bringing another Horizon gas station to the Albertson's site. They have already put in the storm drains and the sewer piping. They are in the process of designing a new clubhouse for the Native Oaks Golf Course. The shopping center is named Native Oaks and will have a very modern design.
- The tribe plans on placing an RV dumping site at the Horizon gas station. They are also looking into revamping their baseball fields and fixing up all properties that they own. They have recently renovated a barn at Indian Hills Ranch. San Pasqual recently purchased another property at Chaparral and Valley Center Road.
- San Pasqual is working to fix the angle of hole 10, which will make it less likely for golf balls to hit onto Woods Valley Road. The golf course is now in the tribal trust. They have purchased 320 acres near Hill Top Winery.
- Steve Cope, the Chairman of San Pasqual, commented that he is always available to speak at future Planning Group meetings.

### **3. California Highway Patrol, Officer Fullmer, A traffic update**

- Officer Fullmer shared that he and his partner usually address speeding problems. They are seeing that traffic has tapered off after starting the Cops program last year.
- Mr. Littlejohn asked a question related to stop signs and running red lights. He shared that a number of drivers near the Pauma Heights and Valley Center High School are running through stop signs and lights.
- Mr. Barber asked about how the CHP coordinates with the County Sheriff and tribal police.
- Mr. Hutchison asked about the current CHP numbers in the County. Officer Fullmer shared that the workforce numbers are going in a positive direction.
- Adrienne Cisneros-Selekman asked a question about addressing the Woods Valley Road intersection at Valley Center Road.
- Cell phone use, speeding, and electric motorcycles are some of the problems that the CHP frequently addresses. Electric motorcycles are not street legal. A lot of kids are getting hit while driving electric motorcycles.

### **4. Adrienne Cisneros-Selekman, Supervisor Desmond's District 5 Representative Updates from the Supervisor's Office**

- Adrienne provided updates about cutting red tape and overregulation. Supervisor Desmond is trying to make it easier for ranchers. He is trying to force Mexico to deal with the sewage crisis that has been an ongoing problem for the last three years.
- Supervisor Desmond is working to address residents of North County losing their insurance and insurance issues. There was a recent insurance townhall meeting that was posted online.

- AB-84 School accountability: Office of the Education Inspector General: school financial and performance audits: charter school authorization, oversight, funding, operations, networks, and contracting: data systems: local educational agency contractor background checks.
- Supervisor Desmond is encouraging our community to contact the office of Senator Brian Jones about AB-84, which is a bill that is attempting to end state charter schools.
- Adrienne congratulated all of the rodeo pageant winners, the rodeo, and the Western Days Parade.

### **Community Public Comments:**

- Becky Rapp shared some concerns she has about the ethical dilemma of having Mr. Young, an advocate for the marijuana industry, providing policy advice to Supervisor Anderson.
- Kathleen Lippitt shared her concerns about the decisions that the County is making throughout the unincorporated areas of San Diego County.
- Eddie Blackman shared his concerns about speeders, witch's hair, beetles, and blinding lights.

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

#### **1. Project Summary Reports**

- Chair Rattray provided a project roster list with project updates. The goal of these reports is to see the progress made for a project as it comes to fruition or cancellation. Ms. Adams shared that the Arco sign is still not finalized.
- There was discussion about the design of Arco. Ms. Adams shared that there are a number of changes to the design of the Arco station. She does not believe that the station was supposed to have a cover with the original plans. Mr. Garritson shared that most gas stations need to have covers, as it provides shade and protection for customers.
- A number of the members who are assigned to reviewing the projects provided updates.
- Ms. Adams would like all major roads not to have the installation of new driveways.

### **F. Subcommittee Reports**

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

- There is no official participation at these meetings. Transportation is one of the issues that Mr. Hutchison is discussing for future consideration. He has brought up the possibility of connecting Mirar de Valle to the I15. The County does not always attend SANDAG meetings.

#### **Government – Mr. Stinson**

- SB 296 – a bill that passed the Senate and is pending in the Assembly, would create property tax exemptions for disabled veterans. Mr. Stinson shared a number of bills that passed and also failed to pass.

#### **Cannabis – Dr. Matthews**

- Dr. Matthews shared that the veterinary community is working to regulate cannabis for prescribing it to pets. Canada has a large cannabis industry. Dispensaries do not have

licensed pharmacists. Veterinarians have a federal license to prescribe drugs. There are a number of better products to prescribe for pets.

#### **Mobility – Mr. Barber**

- There was a Zoom meeting where traffic breaks everything down into regions. The whole meeting was dealing with radar certification throughout all of the counties.

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

- No update.

#### **Nominations – Mrs. ChavezHarmes**

- No update.

#### **Enhancement – Ms. Norwood**

- There was discussion about addressing the lighting hoods and the dark sky lighting recommendations. There was discussion about wrapping SDG&E boxes with community artwork.

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

- Harvest Park is not yet turned over to the County due to problems with ongoing vandalism.

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

- The DRB is working on the tentative map.

#### **Revitalization – Mr. Barber**

- There was discussion about trash problems along the sides of a number of community roads.
- Rite Aid will close its Valley Center store location on July 9, 2025. The last day for the community to pick up prescriptions or shop at the Rite Aid is on July 8, 2025.

#### **Energy – Mr. Littlejohn**

- No update.

#### **Tribal – Mrs. Rattray**

- There was a presentation made by San Pasqual at the beginning of the meeting.

#### **Emergency Evacuation – Mrs. ChavezHarmes**

- No update.

#### **G. Adjournment**

- Next regular meeting of VCCPG: **July 14, 2025 at 7 p.m.**
- **The meeting adjourned at 9:16 p.m.**
- **Minutes were approved on July 14, 2025.**

**James Garritson, Secretary**