

Valley Center Community Planning Group

Approved Minutes for a regular meeting held on **August 11, 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

Zoom Link:

<https://us02web.zoom.us/j/8641906365?pwd=cQx1luZiawbph9bFa6DGVxP27l7bGt.1&omn=81077738529> | Meeting ID: **864 190 6365** Passcode: **347629**

A. Roll Call

- The Meeting was called to order at **7:00 p.m.** and a Quorum was established with **13 members present**. Dr. Matthews around at 8 p.m.
- Lisa Adams - **P**
- Chris Barber - **P**
- Michelle Bothof - **P**
- Delores ChavezHarmes-**P**
- Vlad Ciupitu - **P**
- ~~Susan Fajardo~~ - **A**
- 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 - Mr. Garritson

C. Approval of July 14, 2025 Minutes

- **Motion: To approve the July 14, 2025 Minutes.**
- **Maker/Second:** ChavezHarmes/Ciupitu
- **Motion CARRIES 11-0-2 (Y-N-Ab).** Ms. Adams and Ms. Bothof abstained, as they did not attend the meeting.

1. Emergency Evacuation (Update regarding Genasys Protect and New apparatuses, Delores Harmes)

- Ms. Harmes shared information about the development of additional evacuation routes along Mirar De Valle Road.
- SANDAG has focused a lot of attention to building bicycle lanes and funding public transportation. The fire chiefs also stated that road funds would be better used to make road improvements along Miller Road instead of funding a roundabout at this location.
- The community must come together and expect mitigation for the developers of Indian Creek to make road improvements along Miller Road.

2. An overview regarding Accessory Dwelling Units (ADUs) Ordinance Amendment - Enrique Flores, Land Use/Environmental Planner, SD County

- **Motion: To recommend that the community opt out of the Accessory Dwelling Units Ordinance Amendment.**
- **Maker/Second:** Barber/Harmes
- **Motion CARRIES 12-1-0 (Y-N-Ab). Mr. Garritson voted nay.**
- Enrique Flores shared a presentation that shared ADU Zoning Ordinances. ADU ownership opportunities will evaluate the feasibility of selling an ADU as a separate property.
- The County will host three webinars about Accessory Dwelling Units. State law provides more flexibility in building an ADU. A property can have an attached ADU and a separate ADU.
- Amber provided information about the separate sale of an ADU. This might allow smaller houses for individuals and families across a larger range of income levels. Assembly Bill 1033 allows two or more parties to create ADUs that are sold as condos.
- Stakeholder feedback included concerns about parking impacts, increased density in fire zones, condo mapping, and location-based guidelines.
- Information was shared about how AB 1033 might apply to different ADU types. It is possible that this law might lead to larger developments with multiple ADUs, often under HOA or affordability rules.
- Ms. Bothof asked if this ordinance might lead to large landowners facing penalties if they did not create ADUs on their properties.
- Mr. Hutchison shared his concerns about changes that would lead to increased density. He made a comment about the potential of having homeowners in Park Circle add more density to the development.
- Ms. Hodson asked a question if an existing HOA could deny the sale of an ADU. It can deny selling an ADU, but it cannot deny a homeowner the ability to build an ADU.
- Chair Rattray asked if there are mitigation plans when ADUs are built for the fire district and fire capacity. There are requirements that a property owner must meet before they could sell an ADU.
- Mr. Barber asked a question related to property taxes once an ADU was sold. There are setback requirements when an ADU is built next to a property.
- Anthony Hernandez (audience) shared his concerns about the state forcing large property owners to create ADUs.
- The County is looking for input from the Community Planning Groups about the implementation of these ADU ordinances.
- Mr. Hutchison asked a question about the 2012 Community Plan and the requirement of having 86,000 dwelling units.
- Mr. Garritson shared his concerns that younger Californians and young families cannot afford to purchase a home in California without more creative solutions to unaffordable housing.

3. The Rancho Lilac Preserve's Resource Management Plan, Mary Hodson

- SDParks.org provides a number of resources about the Rancho Lilac Preserve. This property is 902 acres and is at the end of Lilac Road. This preserve has a number of biological and cultural features on it. Most attendees would like to know about the public access to this property. The County allows equestrian use, bicycles, ebikes (with some restrictions), walking, and running on their trail system.

4. Parks, Rec & Trails - Valley Center Parks Survey, Irma Hernandez. Chair CSA 138

- Irma Hernandez provided an overview of CSA 132. She shared a number of the improvements that have been made to Valley Center Community Hall and Park, Adams County Park, and the Adams Swimming Pool. Recreational swimming is allowed until late August.
- PLDO funds are restricted. There have been a lot of improvements made to park lighting, parking, and amenities.
- Mrs. Harmes asked if the Indian Creek development has proposed to dedicate land to build an intergenerational center.
- Eddie Lain (Zoom) is an advocate for the dark skies ordinances and requested that Parks and Recreation set this example at its parks. Jake hopes that the County can eventually upgrade all of its ballfield lights and older lighting to present standards. Eddie Lain would like to see LED lighting with the proper shielding around it.

5. Corridor Concept Funding Update, Dori Rattray, Chair

- Chair Rattray shared a presentation that provided information about the Rough Order Magnitude (ROM) cost.
- Chair Harmes shared that the County is trying to charge fees to property owners that live along the corridor.
- Mr. Hutchison shared that grants do not come easily to applicants.

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

- Mr. Garritson shared that Valley Center Community Church is not located on Fruitvale Road. It is an unnamed private road.
- The Museum Board does not support the building of a storage site at Cole Grade Rd.

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

1. Project Summary Reports, a current list of all projects proposed for Valley Center, Dori Rattray, Chair

- Chair Rattray shared information about the current Project Pipeline list.
- Mrs. Harmes would like the Planning Group to expect the future developers of Indian Creek to make ingress and egress improvements at Miller Road.

F. Subcommittee Reports

Association of Planning – Mr. Hutchison

- Mr. Hutchison is the alternate to the Transportation Subcommittee. He shared that vanpools are subsidized by SANDAG.

Government – Mr. Stinson

- The legislature goes back on August 18, 2025. A lot of state bills are threatening local ordinances. AB 495 is a bill that sidelines parents and pushes radical guardianship.

Cannabis – Dr. Matthews

- Dr. Matthews shared that the new head of the FDA has shared concerns about the cannabis industry. It remains illegal at the federal level. Chair Rattray shared a USA Today article that the price of cannabis is decreasing.

Mobility – Mr. Barber

- Mr. Barber spoke with Michael Kenney with the County about the Valley Center Road and Woods Valley Road intersection. The County is still collecting data about the traffic lights and drivers speeding.

Community Plan Update – Mr. Ciupitu

- Kevin Johnson shared that there are two ways that the County can implement the Corridor Concept Plan: Grants and Conditioning Private Applicant Fees.

Nominations – Mrs. ChavezHarmes

- No update.

Enhancement – Ms. Norwood

- No update.

Parks, Rec & Trails – Mrs. Hodson

- This topic was covered during the meeting.

Design Review Board – Mrs. Bothoff

- No update.

Revitalization – Mr. Barber

- No update.

Energy – Mr. Littlejohn

- A brief update was provided.

Tribal – Mrs. Rattray

- The Albertsons shopping center project is moving forward. There will be 12 gas pumps at the fuel station. The land will become a part of the San Pasqual Trust at the end of this year.

Emergency Evacuation – Mrs. ChavezHarmes

- This topic was covered at the beginning of the meeting.

Chair CPG Update – Rattray

- This topic was covered during the meeting.

G. Adjournment

- Next regular meeting of VCCPG: **September 8, 2025 at 7 p.m.**
- **The meeting adjourned at 9:46 p.m.**

- **Minutes were approved on October 13, 2025.**

James Garritson, Secretary