

## Valley Center Community Planning Group

**Approved Minutes** for a regular meeting held on **November 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

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### Zoom Link:

<https://us02web.zoom.us/j/8641906365?pwd=cQx1luZiawbph9bFa6DGVxP27l7bGt.1&omn=88188920654>

### A. Roll Call

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

### C. Approval of October 13, 2025 Minutes

- **Motion: To approve the October 13, 2025 Minutes.**
- **Maker/Second:** ChavezHarmes/Rattray
- **Motion VOTE 12-0-1 (Y-N-Ab).** Ms. Adams abstained, as she did not attend the meeting.

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

### 1. County of San Diego's Annual Road Resurfacing Program Update, Lisa Adams

- The County has provided a list of roads that will be resurfaced with an asphalt overlay sometime between the Summer of 2026 or the Fall 2027.
- Jim McMenamin (audience) shared information about a proposed project at 28404 Cole Grade Road. Jim's client, Terramin R&D, has proposed building a multipurpose building to store equipment. The property owner purchased the land without the knowledge that the land was rezoned.
- Mr. Hutchison shared reasons that the property was rezoned and asked Jim McMenamin if he was aware of these potential environmental and flooding problems.

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

### **1. A presentation regarding the Cole Grade Expansion and SDG&E Under-grounding projects, Ryan Lau, P.E., Project Manager (SKS Engineering) Consultant to Department of PublicWorks, Capital Improvement Program. (VOTE)**

- **Motion: To recommend the approval of the Capital Improvement Program for the Cole Grade Expansion and SDG&E Under-grounding projects.**
- **Maker/Second:** ChavezHarmes/Littlejohn
- **Motion CARRIES 13-0-0 (Y-N-Ab)**
- Ryan Lau presented slides about the Cole Grade Road Improvements Phase 1 project approval. He shared information about the project limits and timeline. Phase 1 will begin in Mid-2026 and Phase 2 will begin in Mid-2028.
- The project rendering included bicycle lanes, trails, and a median along Cole Grade Rd. All overhead utilities will be ungrounded. The utility companies will work on trenching and burying their lines as the County widens the road.
- A slide compared the old bridge design versus the new bridge design. Very little dewatering is necessary with the final bridge design. The County designed a system to treat the water and put it back into the creek. Groundwater visuals showed how the County will mitigate any dewatering that takes place. Drought conditions do weaken oak trees. The project length is 15 months. Dewatering mitigation strategies include temporary storage and groundwater infiltration systems.
- The Construction cost is estimated at \$21,500,000, with contingency for phase 1 of the project.
- Questions were asked by Chair Rattray, Ms. Norwood, and Mr. Hutchison. Mr. Barber asked a landscaping question. Mr. Littlejohn asked a question related to the intersection at Cool Valley Rd.
- A question was asked about the lane width. Lanes will be 11 feet wide.

### **2. A presentation to address the potential location of the Inter-Generational Center, Donna Hein, Board Member, CSA 138, Parks & Rec (VOTE) [APPENDIX]**

- **Motion: To recommend the acquisition of the property located at 28214 Lilac Road as a potential location for an Inter-Generational Center.**
- **Maker/Second:** ChavezHarmes/Norwood
- **Motion CARRIES 13-0-0 (Y-N-Ab)**
- Donna Hein shared a presentation about the need for park upgrades. The community of Valley Center has outgrown existing facilities at the Community Hall and Park. Donna Hein shared that our community could purchase a 6.98 acre lot at 28214 Lilac Road. This lot was originally part of the Valley Center Park property, but was later sold. It could hold a lot of additional parking for the park and also include an inter-generational center.

- The lot includes 30 EDUs and is close to other County properties. The original proposal for this property was 10 commercial buildings and 36 residential spaces. Donna would like the Planning Group to recommend that the County works to acquire this property.
- Laurie Gonzalez shared her support for this project and also a desire to keep the land at Butterfield Ranch as a preserve.
- Joaquin Aganza would like the Planning Group to preserve Butterfield Ranch and work to acquire this lot.
- Zee Rakan shared that she believes that the community would like Butterfield Ranch to remain in its natural state. Chair Rattray requested Zee to share the notes that the community recorded at the Butterfield Ranch open house.
- Hannah Enholm shared her support for the acquisition of the lot next to Valley Center Park.
- Lori Jacobs shared ideas that she has to purchase the lot and try to keep Butterfield Ranch mostly as a natural park.
- Kim Anaya (Zoom) shared that she owns the property adjacent to the lot. She shared opposition to using Old Road as an entrance to the property.
- Ms. Norwood shared that she believes that this lot would probably bring the community together.
- Mr. Hutchison shared that Parks and Recreation sold the lot to acquire Star Valley Park for around \$400,000. He asked a question about what is the current value of the property. Donna Hein believes that the entrances and exits to the property pose challenges for the owner to develop it.
- Dr. Matthews shared that he was given a quote of around \$1.6 million about a year ago.
- Mr. Barber asked the office of Jim Desmond about the possibility of purchasing this lot. It is probably unlikely that the County would acquire this property, as it recently purchased Butterfield Ranch. Mr. Barber suggested that local tribes or donors could partner with the County, as they did with Butterfield Ranch, and help finance the purchase of the adjacent lot.
- Chair Rattray shared that the 30 EDUs that are attached to this lot would be very useful to our community.
- Mr. Garritson shared concerns he has that some members of the community are talking about limiting Butterfield Ranch as only a natural park. He is against keeping the park only in its natural state. Kit Carson Park and Felicity Park both provide great examples of how a park can provide multiple purposes that benefit all community members. He would like to see playgrounds, fields, amphitheaters, and other amenities at Butterfield Ranch. He is concerned that if the Planning Group votes in favor of the acquisition of this lot, it might limit the potential use of Butterfield Ranch as a full community park.

**3. Community Lighting Enforcement: Valley Center is in Zone A, meaning the area within a 15mile radius of the center of the Palomar Observatory and the area within a 15 mile radius of the center of Mount Laguna Observatory. Zone A lighting requirements will be enforced.**  
**Delores Chavez Harmes, Planning Group Member**

- There are two variations of the dark sky ordinance. Eddie Lain and Ms. ChavezHarmes have worked together to speak with the County about enforcing Dark Sky ordinances.
- Eddie Lain shared images related to DarkSky San Diego County. Eddie asked the Planning Group and community members to see how proper lighting with shielding is beneficial to everyone. Valley Center is in Zone A, which is the most restrictive night sky zone.
- He compared a light-polluted sky to a visible night sky and how to make lighting compliant. Cool blue light is unnatural to humans and animals. Eddie compared examples of how bright lights can be unsafe.
- Eddie shared numerous pictures of businesses, school sites, and the community center that show they are out of compliance with the dark sky ordinance.
- Mr. Littlejohn shared his experience of seeing light pollution when driving past Valley Center High School during a nighttime game.
- Ms. Hodson asked a question about how many dark sky communities there are in San Diego County. Julian and Borrego Springs are both certified as global Dark Sky communities.

#### **4. Project Summary Reports, a current list of all projects proposed for Valley Center, Rattray, Chair**

- Chair Rattray reviewed the current list of projects. Ms. ChavezHarmes shared that it is very important for the Planning Group and the County to address the lack of emergency evacuation routes. The future project at Indian Creek must build road 11 as a condition to begin the construction of 700 additional homes.
- Mr. Littlejohn asked about how the County has conducted emergency modeling plans. Ms. Hodson and Mr. Littlejohn provided updates.

#### **F. Subcommittee Reports**

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

- No update. The next meeting is in January.

##### **Board of Supervisors - Ms. Norwood**

- The County has acquired a helicopter that will be used for firefighting.

##### **Cannabis – Dr. Matthews**

- Dr. Matthews shared his concerns about the social equity based cannabis ordinance.

##### **Community Plan Update - Ciupitu**

- No update.

##### **Enhancement – Ms. Lieber**

- Community members are concerned that Mirar de Valle Road is now used to park large vehicles and trailers.

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

- No update.

##### **Energy – Mr. Littlejohn**

- No update.

**Emergency Evacuation – Mrs. ChavezHarmes**

- Update provided in the project list reports.

**Government – Mr. Stinson**

- Veterans and their surviving spouse can now claim \$20,000 on their state income taxes.

**Mobility – Mr. Barber**

- There was discussion about the traffic lighting changes made at the intersection of Cole Grade Rd. and Valley Center Rd. The County has eliminated one turning lane and drivers are still attempting to use both lanes to turn onto Valley Center Rd.

**Nominations – Mrs. ChavezHarmes**

- No update.

**Parks, Rec & Trails – Mrs. Hodson**

- Updates were shared about the PLDO list.

**Quarterly Chair CPG Update - Rattray**

- No update.

**Revitalization – Mr. Barber**

- Updates were shared about resurfacing and improvements made at the library. Chief Napier had a lot to say about evacuation routes. Fire Station 3 will open on November 18, 2025.
- Supervisor Joel Anderson does not always attend meetings.
- Supervisor Desmond does understand that people in Valley Center are against having the cannabis industry.

**Tribal – Mrs. Rattray**

- No update.

**Chair CPG Update – Rattray**

- No update.

**Water - Dr. Matthews**

- Water rates will increase. There is a desire to increase the use of solar energy at pumping stations. There is discussion about how to get rid of wastewater at the golf course.

**G. Adjournment**

- Next regular meeting of VCCPG: **December 8, 2025 at 7 p.m.**
- **The meeting adjourned at 9:47 p.m.**
- **Minutes were approved on December 8, 2025.**

**James Garritson, Secretary**

## InterGenerational Center Lot Acquisition Image 1

**28214 Lilac Road** has a high ranking because it is centrally located along VC Road. It is accessible via public transit routes. It is close to existing County properties & trail networks. Complementing existing County facilities by consolidating programs and services for all age including seniors. The IGC could be viewed as a Community Center for Valley Center.



### This property at 28214 Lilac Road

- Has many native oak trees for shade, providing a nice atmosphere.
- Next to the Community Hall it provides a great opportunity to bring youth to the IGC.
- Within walking distance of Park Circle with no major highways to cross.
- Placing the Intergenerational Center at this location solves many issues at VC Community Hall & Park.
- Provides and supports the activities at our aging Community Hall & Park with more restrooms, parking, land and a additional entrance/exit on Old Road.
- Completes the Valley Center Community Complex & upgrades our aging Community Hall.
- This land provides room to grow in our ever changing community.

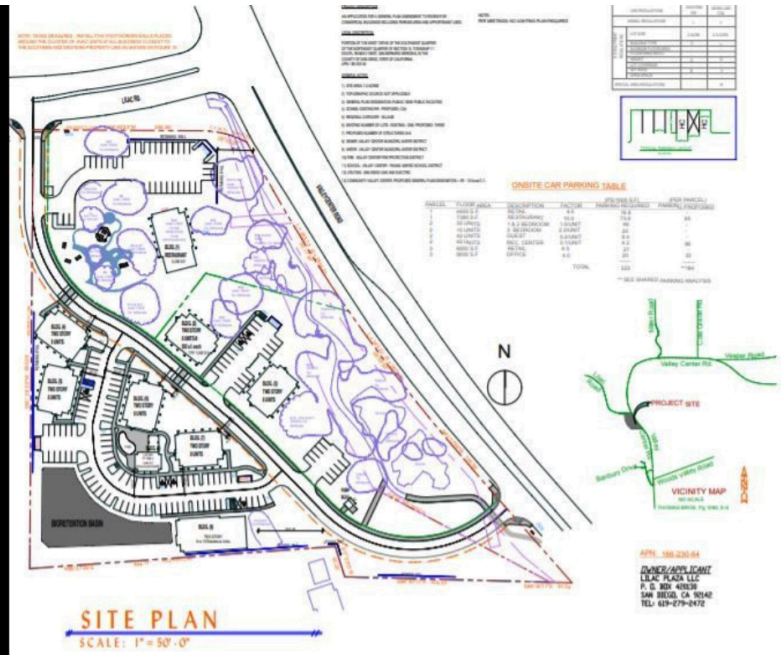


## InterGenerational Center Lot Acquisition Image 2

### LILAC PLAZA WAS PLANNED FOR THIS LAND!

THOSE PLANS INCLUDED THE  
FOLLOWING:

- 10 COMMERCIAL BUILDINGS
- SOME WILL BE TWO STORIES
- 36 RESIDENTIAL UNITS
- 223 PARKING SPACES



## WE MAY HAVE A WILLING SELLER

**This land will not be available forever.**

Please consider the future of Valley Center & the current needs of our Community when planning for the IGC.

- Hopefully, the our community will show their support to purchase this property.
- By recommend to Jim Desmond that his office explore the possibility of purchasing the parcel at 28214 Lilac Road to house the IGC and bring much needed services to our community.
- We need the support of VCCPG & CSA-138. Please vote at your next meeting to support our plan of placing the IGC in the best possible location (not Butterfield or Star Valley Park).
- Place the purchase of this land as top priority on your PLDO list.
- We would not have Butterfield Trail County Park if it had not been for the work of like-minded community groups that took the lead and campaigned for community support.