

- Mr. Barber explained that the County engineers added a U-Turn light at this intersection. The County has designated a 45 MPH speed limit on a majority of County roads.
- There was a lot of discussion about the speed limits posted on a number of sections of roads throughout Valley Center.
- Jim McMenamin discussed the Grenke property on 28404 Cole Grade Rd. Jim explained that his client, Ryan Grenke, purchased this property in 2023 for light industrial use. The Climate Action Plan changed the zoning from M54 to SR-2 zoning, which is medium density residential use. A MUP would require a rezone.
Torrey Walker Engineering has done a hydrology analysis that shows that Keys Canyon Creek borders the property. Property is within the flood plain. Ryan Grenke believes that this property is better used for light industrial use instead of building ~~two~~ homes.
- Mr. Littlejohn asked a question about how Ryan Grenke is currently using the property. Mrs. ChavezHarmes asked a question about what would happen if a flood occurred on the property.
- Ms. Norwood asked why they were requesting a Major Use Permit if they were just going to have their business at the location.
- Kathleen Lippit (Zoom) requested that the County begin tracking the number of drivers who are impaired by the use of cannabis.
- Becky Rapp (Zoom) shared comments about road safety. Law enforcement continues to encounter traffic violations related to cannabis impairment.

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

1. The County of San Diego Department of Park and Recreation (DPR) requests that the Valley Center Community Planning Group (CPG) recommend projects eligible for PLDO funding for the FY2025-26 PLDO Priority Project List for the Valley Center Local Parks Planning Area (LPPA). Mary Hodson (VOTE) [APPENDIX]

- **Motion: To recommend the approval of FY2025-26 PLDO Priority Project List.**
- **Maker/Second: Norwood/ChavezHarmes**
- **Motion CARRIES 15-0-0 (Y-N-Ab)**
- Ms. Hodson and Lucas Taylor from the County Parks and Recreation spoke about the PLDO Priority List.

2. A discretionary permit application has been submitted proposing to split the current lot into 2 parcels. The parcel is located at 13845 Woods Valley and the intent is to build a single family home on the proposed parcel B. PDS2025-TPM-21490 Tom Stinson (VOTE)

- **Motion: To recommend the approval of the plan to split the current lot into 2 parcels at 13845 Woods Valley Rd.**

- **Maker/Second:** Littlejohn/Garritson
- **Motion CARRIES 15-0-0 (Y-N-Ab)**
- Mr. Stinson shared information that this is an established SR-1 neighborhood. Neighbors living in the community supported the proposed lot split. Chair Rattray shared concerns she had about potential future limitations on new lots receiving municipal water.

3. A recommendation for a Lighting Subcommittee with the intent to implement the existing guidelines referenced in our Design Review guidelines. (See Attached) Delores

ChavezHarmes

- Mrs. ChavezHarmes shared how she hopes to educate commercial and residential property owners about lighting guidelines.
- Mr. Garritson does not favor creating a subcommittee that the community might perceive as a type of enforcement organization.
- Ms. Adams shared that the County needs to enforce code compliance, not the Planning Group.
- Chair Rattray discussed that the subcommittee would serve the purpose of educating the public about how the community can follow the dark sky guidelines.
- Mr. Hutchison shared that the purpose of the Planning Group is to make recommendations about land use in the community of Valley Center.
- Mr. Stinson, Mr. Littlejohn, Mr. Garritson, Ms. Adams, and Ms. Hodson all shared their concerns that the Planning Group makes land use recommendations and does not have the authority to enforce ordinances.
- Mr. Garritson asked Eddie Lain, resident, how well Park Circle, the newest project in our community, follows the dark sky ordinances. Ms. Hodson explained that the Park Circle HOA does have a number of rules that try to ensure that their community follows dark sky guidelines.
- Ms. Norwood does not want to conflict with the recommendations of the DRB.
- Mrs. ChavezHarmes recommended that the Planning Group continue to educate the community about the dark sky guidelines.
- Mrs. ChavezHares asked for a vote to shelve the item for the next meeting. No one agreed.

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

- Chair Rattray reviewed the Project Pipeline Report and asked the members for updates from a number of projects.
- Indian Creek proposed development is trying to acquire additional parcels. There is little movement for this project. The Vesper Lot Split is still waiting for information from the County.

- Ms. Adams is in communication with Arco about how to correct signage and lighting to follow the dark sky ordinances. An email to Supervisor Desmond's office resulted in them sending the information to the DSD director to research the circumstances.
- Ms. Adams sent an email to the Circle K/Mobile permit holder for status and maintenance of the property. No response to date.
- Chair Rattray shared that the ADU Ordinance was approved by the Supervisors.
- Ms. Adams stated that cities must comply with the State laws or they will lose state funding.
- Dr. Matthews shared that nearby residents were in favor of the Lilac Cell Tower.

F. Subcommittee Reports

Association of Planning – Mr. Hutchison

- No update.

Board of Supervisors - Ms. Norwood

- The unincorporated areas have 550,000 people that are not represented by SANDAG. We do not receive any money from SANDAG. She asked the group to make public comment in favor of the item #28 on the BOS agenda for the Dec. 9,2025 meeting.

Cannabis – Dr. Matthews

- The County is moving forward with their plans. Dr. Matthews explained that voters voted to approve individual use of cannabis—not cannabis as an industry. He explained that the FDA is looking into regulating some of the cannabis industry. Chair Rattray explained that Valley Center will have a number of odor problems if cannabis becomes a major crop in this community.

Community Plan Update - Mr. Ciupitu

- No update.

Enhancement – Ms. Lieber

- No update.

Design Review Board – Mrs. Bothoff

- No update.

Energy – Mr. Littlejohn

- Mr. Littlejohn shared information about the Golden Pacific Powerlink that will supply a new 500-kv transmission line “that SDG&E will build, own and operate, and run between the existing Imperial Valley Substation and the border of San Diego and Orange Counties.” There were concerns that this energy project might go through Palomar Mountain. SDG&E has stated that they are committed to a transparent public process.

<https://www.sdge.com/GoldenPacific>

Emergency Evacuation – Mrs. ChavezHarmes

- The next meeting is on January 29, 2026.

Government – Mr. Stinson

- The legislature is not in session, but when they come back in January, they have about a month to introduce all of the bills. A lot of these bills will appear sometime in early March.

Mobility – Mr. Barber

- Mr. Barber shared information about the turn lane improvements at the intersection of Cole Grade Rd. and Valley Center Road during item 1 of public comments.

Nominations – Mrs. ChavezHarmes

- None

Parks, Rec & Trails – Mrs. Hodson

- The Planning Group voted to recommend the approval of the FY2025-26 PLDO Priority Project List.

Quarterly Chair CPG Update - Chair Rattray

- No update.

Revitalization – Mr. Barber

- No update.

Tribal – Mrs. Rattray

- No update.

Chair CPG Update – Rattray

- No update.

Water - Ms. Fajardo & Dr. Matthews

- Dr. Matthews shared information about the water board. The board has 5 members and it is difficult to find their posted agenda. Mr. Hutchison shared that a number of the pipelines are now 100 years old.

G. Adjournment

- Next regular meeting of VCCPG: **January 12, 2026 at 7 p.m.**
- **The meeting adjourned at 9:23 p.m.**
- **Minutes were approved on January 12, 2026.**

James Garritson, Secretary

Appendix VCCPG December 8, 2025 Minutes

PLDO Funding Priorities List

VALLEY CENTER COMMUNITY PLANNING GROUP
2026 PLDO Funding Priority List

1. PLDO Funding Priorities

a. Potential acquisition of new parkland to support priorities

- i. Community stakeholders have provided information on the potential for the county to acquire new parkland adjacent to the existing Valley Center Community Park at 28214 Lilac Rd.
- ii. This property could provide an appropriate central location for the future IGC (as listed in priority c), in addition to bringing with it the EDUs needed to support infrastructure improvements to the Valley Center Community Park (as listed in priority b).

b. Valley Center Community Park facilities

- i. The Valley Center Community Park hosts the thriving (and continually growing) Little League. However, it lacks the essential infrastructure to support the community's needs.
- ii. Install permanent restrooms and a concessions stand for the park and baseball fields.
- iii. Improved parking/access to parking for the park and baseball fields.

c. Intergenerational Center (IGC)

- i. Decide on an appropriate location for the planned IGC and, with the input of the community, design and build the facility to meet the needs of the community. This includes a design that meets the design guidelines of the Valley Center community plan and its rural aesthetic.

2. Recreation Programming Priorities

a. Programming for Seniors

- i. As reflected in community needs surveys, there is a need for more program offerings for seniors.
- ii. Current recreational programming in Valley Center is limited and without a central location. Programming comparable to offerings from the AgeWell and adult recreation programs throughout the county would enhance the lives of seniors in Valley Center. Examples include educational workshops, tai chi, yoga, and pickleball clubs/clinics.
- iii. Meal and transportation programming for seniors

b. Programming for Families

- i. In order to encourage more young and growing families to stay in or return to Valley Center, more support programming for families is needed. Reliance on cost-prohibitive private options and options requiring travel into nearby cities creates a struggle for many Valley Center families.



- ii. Classes, workshops, and clinics such as "parent and me" and expanded, economical, public programming for children comparable to those in other parts of the county would benefit the community as a whole. Examples are dance classes, sports clinics, and cooking and gardening workshops.

c. Continued hosting of the annual Valley Center Stampede Rodeo at Star Valley Park