

Valley Center Community Planning Group

Approved Minutes for a regular meeting held on **January 12, 2026** 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=82196441724>

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 - 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 - Bob Littlejohn

C. Approval of December 8, 2025 Minutes:

- **Motion: To approve the December 8, 2025 Minutes.**
- **Maker/Second:** Barber/Littlejohn
- **Motion VOTE 14-0-0 (Y-N-Ab).**

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

- Kathleen Lippitt spoke about the cannabis industry and the County ordinances.
- Eddie Lain presented information about recommendations for the San Diego Code Enforcement Department of The Night Sky/Dark Sky.
- Adrienne Cisneros-Selekman, Community Relations Liaison for Jim Desmond, shared her gratitude for the hard work all members of the Valley Center Community Planning Group contribute to the community and County.

1. On January 14, 2026, the Board of Supervisors will hear an update from the County Staff regarding the Socially Equitable Cannabis Ordinance. There are three suggested land use program options. ALL COMMUNITY MEMBERS ARE ENCOURAGED TO SPEAK UP. [APPENDIX]

- Chair Rattray explained that the Board of Supervisors will discuss options related to land use.

- County staff are seeking direction from the Board about these three issues: 1) Land use, 2) Temporary Events and Consumption Lounges, and 3) the Social Equity Community Contribution Program.
- The Socially Equitable Cannabis Program (Cannabis Program) will allow for a suite of commercial cannabis operations in the unincorporated area of the County. Through the Cannabis Program, the County strives to advance social equity, allow for safe access to cannabis, and stop the unlicensed cannabis market.
- Dr. Matthews shared that since the last meeting in December, THC is now a prescription drug under the jurisdiction of the FDA. All Class 3 drugs must be prescribed by a pharmacy. A doctor will need to prescribe cannabis based on the laws recently passed.
- The **Board of Supervisor Meeting** about the **Socially Equitable Cannabis Ordinance** is on **January 14, 2026**. Dr. Matthews explained some of the differences between hemp and THC.
- Mrs. ChavezHarmes shared that the State of California has always been out of federal compliance with cannabis laws.
- At the moment, a person is allowed to grow 6 cannabis plants, with the permission of a doctor, in their backyard. There was discussion about getting cannabis from a dispensary or getting a prescription from a doctor.
- Following up on our call, here is a link to the **Board Hearing Handout**.
- There are three “Decision Points” that staff is seeking direction on from the Board: 1) Land use, 2) Temporary Events and Consumption Lounges, and 3) the Social Equity Community Contribution Program.
- More information about the cannabis program is found here: **Engage website: Cannabis Program | Engage San Diego County**

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

1. Verizon is proposing a Major Use Permit within the Yuima Water District in Pauma Valley, near Harrah’s Casino, to build a stealth monopine which is 50 feet tall vs the zoning restriction of 35 feet. Delores Chavez Harmes

- Verizon was unable to attend the meeting tonight. This action item is postponed until the February 9, 2026 meeting.

2. Project Summary Reports, a current list of all projects proposed for Valley Center, DoriRattray, Chair

- Mrs. ChavezHarmes shared that the project at Indian Creek is working to secure financing and find a builder.
- Ms. Bothof shared that there is still no update related to the Vesper Lot Split.
- Ms. Norwood asked a question related to the rotation of member assignments.
- David Ross asked a question related to the Pauma Valley Sponsor Group.

3. Nominations & Board: Acknowledgements & Election of Chair, Vice Chair, Secretary, Subcommittee and Additional Report leaders. Delores Chavez Harmes

- **Motion: To nominate James Garritson to serve again as the Secretary of the Valley Center Community Planning Group.**
- **Maker/Second:** ChavezHarmes/Norwood
- **Motion CARRIES 14-0-0 (Y-N-Ab)**

- **Motion: To nominate Dori Rattray to serve again as the Chair of the Valley Center Community Planning Group.**
- **Maker/Second:** Bothof/Garritson
- **Motion CARRIES 14-0-0 (Y-N-Ab)**

- **Motion: To choose either Lisa Adams (A) or Mary Hodson (H) to serve as the Vice-Chair of the Valley Center Community Planning Group. EIGHT members voted for Lisa Adams (A) and SIX members voted for Mary Hodson (H).**
- **Lisa Adams was chosen as the Vice-Chair of the Valley Center Community Planning Group.**
- **Maker/Second:** ChavezHarmes/Garritson
- **Motion to nominate Lisa Adams as the Vice-Chair CARRIES.**
- Lisa Adams - A
- Chris Barber - H
- Michelle Bothof - H
- Delores ChavezHarmes-H
- Vlad Ciupitu
- Susan Fajardo - A
- James Garritson - A
- Mary Hodson - H
- Steve Hutchison - A
- Karen Lieber - A
- Bob Littlejohn - A
- Matt Matthews - H
- LaVonne Norwood - A
- Dori Rattray - H
- Tom Stinson - A

F. Subcommittee Reports:

Association of Planning – Mr. Hutchison

- Unanimous approval for **Mr. Hutchison** to serve again as the subcommittee chair.

Board of Supervisors - Ms. Norwood

- Unanimous approval for **Ms. Norwood** to serve again as the subcommittee chair.

Cannabis – Dr. Matthews

- Unanimous approval for **Dr. Matthews** to serve again as the subcommittee chair.

Community Plan Update - Mr. Ciupitu

- Eight members approved **Mr. Ciupitu** as the subcommittee chair.

Enhancement – Ms. Lieber

- Unanimous approval for **Ms. Lieber** to serve again as the subcommittee chair.

Design Review Board – Mrs. Bothoff

- Unanimous approval for **Mrs. Bothoff** to serve again as the subcommittee chair.

Energy – Mr. Littlejohn

- Unanimous approval for **Mr. Littlejohn** to serve again as the subcommittee chair.

Emergency Evacuation – Mrs. ChavezHarmes

- Unanimous approval for **Mrs. ChavezHarmes** to serve again as the subcommittee chair.

Government – Mr. Stinson

- Unanimous approval for **Mr. Stinson** to serve again as the subcommittee chair.

Mobility – Mr. Barber

- Unanimous approval for **Mr. Barber** to serve again as the subcommittee chair.

Nominations – Mrs. ChavezHarmes

- Unanimous approval for **Mrs. ChavezHarmes** to serve again as the subcommittee chair.

Parks, Rec & Trails – Mrs. Hodson

- Unanimous approval for **Mrs. Hodson** to serve again as the subcommittee chair.

Quarterly Chair CPG Update - Chair Rattray

- Unanimous approval for **Chair Rattray** to serve again as the subcommittee chair.

Revitalization – Mr. Barber

- Unanimous approval for **Mr. Barber** to serve again as the subcommittee chair.

Tribal – Chair Rattray

- Unanimous approval for **Chair Rattray** to serve again as the subcommittee chair.

Chair CPG Update – Rattray

- Unanimous approval for **Chair Rattray** to serve again as the subcommittee chair.

Water - Ms. Fajardo & Dr. Matthews

- Unanimous approval for **Ms. Fajardo & Dr. Matthews** to serve again as the subcommittee chair.

G. Adjournment:

- Next regular meeting of VCCPG: **February 9, 2026 at 7 p.m.**
- **The meeting adjourned at 7:52 p.m.**
- **Minutes were approved on February 9, 2026.**

James Garritson, Secretary

Socially Equitable Cannabis Program Board of Supervisors Hearing Handout

Staff will present an update on the Socially Equitable Cannabis Program (SECP) and request policy direction from the Board of Supervisors (Board) on January 14, 2026. This handout provides an overview of the purpose and content of the upcoming hearing.

At the Board hearing, staff will report back on the SECP and seek policy direction on three draft SECP components:

1. Cannabis land use regulations
2. Whether to allow consumption lounges and temporary events
3. Community Equity Contribution Program

This hearing will not result in adoption or a final determination on the SECP. Board consideration of adoption of the SECP will occur at a future noticed public hearing. The Board's three decision points are summarized below.

Decision Point #1: Land Use

Staff will present three suggested land use program options for the Board's consideration. See table below – Decision Point #1: Land Use for details. The options were developed to reflect stakeholder feedback to:

- Add or remove sensitive uses that cannabis facilities must be buffered from
- Increase or decrease buffer distances from sensitive uses
- Mirror state requirements
- Minimize cultivation impacts, including odor, by:
 - Locating cultivation facilities further from homes
 - Require additional buffers between cultivation facilities to avoid overconcentration.

All the program options include the same main standards, such as odor control, lighting standards, water use requirements, and security. They differ by the types of facilities allowed and where they can be located. These differences are shaped primarily by three variables: buffer distances and the definition of sensitive uses, cultivation limitations, and required separation between cannabis facilities. The program options are:

Program Option A - Align with State Standards: This option allows all cannabis facility types and requires a 600-foot buffer from schools, day cares, and youth centers to cannabis facilities.

How Option A Addresses Feedback: Option A aligns most closely with stakeholders advocating for limited regulations. Because buffers are limited to State-mandated distances and sensitive uses, more locations would be eligible for cannabis facilities under this option compared to the others. This could reduce barriers to market entry.

Option B – Adopt Blended Regulations: This option allows all cannabis facility types and requires a 1,000-foot buffer from an expanded list of sensitive uses to cannabis facilities, consistent with the June 15, 2022, Board direction, with some exceptions. This option removes certain sensitive uses that are less likely to impact the public. This option requires additional buffers applicable to mixed-light and outdoor cultivation, as well as separation requirements between facilities.

How Option B Addresses Feedback: This option aims to balance feedback from a wide range of stakeholders. Option B includes more sensitive uses than Option A and expands buffer distances. When compared to Option C, Option B allows for more potential locations for facilities such as retail since it has fewer sensitive uses. This option addresses concerns about cultivation impacts by establishing additional residential buffers and buffers to address overconcentration for outdoor and mixed-light cultivation.

Option C – Prohibit Outdoor Cultivation: This option modifies the draft ordinances to allow all cannabis facility types, except for outdoor cultivation. This option requires a 1,000-foot buffer from an expanded list of sensitive uses to cannabis facilities, consistent with the June 15, 2022, Board direction. This option requires additional buffers applicable to mixed-light cultivation, as well as separation requirements between facilities.

How Option C Addresses Feedback: This option aligns most closely with stakeholders requesting additional regulations for cannabis facilities. This option addresses concerns about cultivation impacts by prohibiting outdoor cultivation and establishing the same additional residential buffers and measures to address overconcentration of cultivation that are included in Option B. However, since outdoor cultivation is prohibited in Option C, these buffers would only apply to mixed-light cultivation.

Decision Point #2: Regulations on Consumption Lounges and Temporary Events

In response to community concerns about consumption lounges and temporary events related to public health and safety, staff will be asking the Board to provide direction on the following options:

- **Policy Option A** – Remove consumption lounges and temporary events from the SECP.
- **Policy Option B** – Retain consumption lounges and temporary events for further consideration.

How Decision Point #2 Addresses Feedback: This addresses feedback from community members to reconsider inclusion of these uses in the draft SECP. Concerns included drugged driving, a lack of rideshare services in the unincorporated area for impaired patrons, and odor.

Decision Point #3: Community Equity Contribution Program

The Community Equity Contribution Program (CECP) would allow cannabis businesses that provide a community benefit to apply for and receive rebates or grants based on the payment status of their cannabis taxes. This was originally directed by the Board on June 15, 2022. Staff will request the Board to provide direction on the following options:

- **Option A** – Continue to develop the CECP.
 - If Option A were selected, the CECP could be focused on Community Incentive Grants, which would allow cannabis businesses that provide a community benefit to apply for and receive rebates or grants based on the payment status of their cannabis taxes. This approach has the potential to provide on-going community benefits instead of just a one-time, upfront benefit at the time of application.
- **Option B** – Do not continue to develop the CECP.
 - If Option B were selected, development of the CECP would not continue.

Next Steps

Any direction from the Board at the January hearing is not a final determination on the program. Following the Board's policy direction, staff will prepare project documents including updated ordinances which align with preliminary guidance from the Board. Staff will release the Final PEIR prior to returning to the Planning Commission for a recommendation in spring 2026. Staff will return to the Board for a decision on the SECP in summer 2026. The Board will receive and consider the final PEIR, draft ordinances, in addition to all public comments and will have the opportunity to consider adoption of any of the SECP options evaluated within the final PEIR at a future hearing.

Decision Point #1: Land Use			
	Option A Align with State Standards	Option B Adopt Blended Regulations	Option C Prohibit Outdoor Cultivation
Overview	Mirrors the minimum state requirements.	Goes beyond state requirements to include certain additional buffers and sensitive uses.	Most restrictive option with the most sensitive receptors.
Allowed Cannabis Uses	Industrial/Commercial: <ul style="list-style-type: none"> • Distribution • Manufacturing • Testing • Microbusiness • Retail • Consumption Lounges • Temporary Events Cultivation: <ul style="list-style-type: none"> • Indoor • Mixed-Light • Outdoor 	Industrial/Commercial: <ul style="list-style-type: none"> • Distribution • Manufacturing • Testing • Microbusiness • Retail • Consumption Lounges • Temporary Events Cultivation: <ul style="list-style-type: none"> • Indoor • Mixed-Light • Outdoor 	Industrial/Commercial: <ul style="list-style-type: none"> • Distribution • Manufacturing • Testing • Microbusiness • Retail • Consumption Lounges • Temporary Events Cultivation: <ul style="list-style-type: none"> • Indoor • Mixed-Light
Buffer Distances from Sensitive Receptors			
All Cannabis Uses	600 ft. buffer from the Sensitive Receptors below: <ul style="list-style-type: none"> • Schools • Day cares • Youth centers 	1,000 ft. buffer from the below: <ul style="list-style-type: none"> • Schools • Day cares • Youth centers • Parks • Recreation facilities • Public libraries • Places of worship 	1,000 ft. buffer from the below: <ul style="list-style-type: none"> • Schools • Day cares • Youth centers • Parks • Recreation facilities • Public libraries • Places of worship • Public trails • Residential care facilities • Preserves with visitor amenities
Outdoor & Mixed-Light Cultivation Only	None	In addition to the above, 1,000 ft. buffer from: <ul style="list-style-type: none"> • Residential zones • SR Residential 0.5 and 1 parcels • CDFW Wildlife Areas & Ecological Reserves • Preserves with visitor amenities 	In addition to the above, 1,000 ft. buffer from: <ul style="list-style-type: none"> • Residential zones • SR Residential 0.5 and 1 parcels • CDFW Wildlife Areas & Ecological Reserves
Temporary Events	In Addition to the above, 600 ft. buffer from: <ul style="list-style-type: none"> • Residential zones 	In addition to the above, 1,000 ft. buffer from: <ul style="list-style-type: none"> • Residential zones 	In addition to the above, 1,000 ft. buffer from: <ul style="list-style-type: none"> • Residential zones
Separation Between Facilities			
All Cannabis Uses	None	1,000 ft. between all cannabis facilities	1,000 ft. between all cannabis facilities
Outdoor & Mixed-Light Cultivation	None	0.5-mile between outdoor & mixed-light cultivation facilities	0.5-mile between mixed-light cultivation facilities

This table does not reflect additional criteria such as required setbacks or other development standards, which may further restrict potential parcel availability.