

Valley Center Community Planning Group

Approved Minutes for a regular meeting held on **March 9, 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=88284303413>

A. Roll Call:

- The Meeting was called to order at **7:03 p.m.** and a Quorum was established with **13 members present**. **Delores ChavezHarmes*** and **Karen Lieber*** both attended the meeting via Zoom. **Michelle Bothof*** arrived at 7:04 p.m. **Vlad Ciupitu*** joined the meeting via Zoom around 8 p.m.
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|----------------------------------|---------------------------------------|------------------------------|
| ● Lisa Adams - P | ● Susan Fajardo - A | ● Bob Littlejohn - P |
| ● Chris Barber - P | ● James Garritson - P | ● Matt Matthews - P |
| ● Michelle Bothof - P* | ● Mary Hodson - P | ● LaVonne Norwood - P |
| ● Delores ChavezHarmes P* | ● Steve Hutchison - P | ● Dori Rattray - P |
| ● Vlad Ciupitu - P* | ● Karen Lieber - P | ● Tom Stinson - P |

B. Pledge of Allegiance - Mr. Stinson

C. Approval of February 9, 2026 Minutes:

- **Motion: To approve the February 9, 2026 Minutes.**
- **Maker/Second:** Hodson/Barber
- **Motion VOTE 13-0-0 (Y-N-Ab).**

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

1. Officer Fullmer, CHP, will share an update regarding our road statistics, types of accidents, school bus assistance and enforcing the current laws.

- Officer Fullmer shared statistics that there were 106 crashes along Valley Center Road. Turning movement and speed were the main causes of the majority of accidents. About 21% of accidents were related to DUI. There are currently 16 accidents along Valley Center Road this year. Officer Fullmer explained how he collected the data he shared tonight.
- Mr. Littlejohn requested more statistics about the accidents along Lilac and Old Castle Road. Mr. Barber asked about a recent grant utilized by the CHP to assist Valley Center School

District bus drivers on local roads. Drivers frequently violate the law that requires them to stop for a school bus with its red lights flashing and stop-arm extended.

- Mr. Garritson asked about recent dangers posed by people riding electric bikes. This is not currently a problem in Valley Center.
- Mrs. Bothof asked a question about homeless encampments around Valley Center Road. The sheriff department will usually address these concerns.

2. Kasia Trojanowska, Deputy Director, CIP/Development Division, will share an update regarding the Board of Supervisors Meeting on March 3, 2026. It pertains to the Capital Needs Improvement Assessment, concerning the Butterfield Ranch/Star Valley Development and the \$3MM future funding for Valley Center park development.

- Chair Rattray introduced Kasia Trojanowska, the Deputy Director in the County. Kasia explained how the County prioritizes projects and secures funding in phases. The County currently is facing funding difficulties. Valley Center is in a decent position because Star Valley Park and Butterfield Ranch are both projects that are now in their third year.
- The County will review how to address the current needs of Valley Center and how to involve the community in the process. The County must decide which site is best to prepare for future development. Kasia believes that building anything is probably 5-6 years away.
- Ms. Norwood asked what happens if the community prefers a different location for an intergenerational center. Ms. Trojanowska replied that the County was going to do what the community wanted, but they are currently looking at developing either Butterfield Ranch or Star Valley Park.
- Chair Rattray asked how the County is addressing parking issues and the lack of restrooms at the Valley Center Community Hall and Park.
- Ms. Norwood requested more information about how the County will allocate the \$3 million budget. Kasia responded that this funding is for planning and permitting. Before the County can go forward with building, they must go back to the BOS for construction. Dr. Matthews also asked for clarification about how the County will use the funds.

3. Lisa Adams, VCCPG Vice Chair will share an update regarding the Accessory Dwelling Unit (ADU) section of the Zoning Ordinance with an amendment presented at the Board of Supervisor Meeting on March 4th.

- Ms. Adams shared that the San Diego County Board of Supervisors unanimously approved the ordinance amendment on March 4, 2026 unanimously approved the ability of property owners to sell their preexisting ADUs. The ADUs must be newly constructed. Chair Rattray shared that subdividing a lot will reassess the value of a home and increase property taxes at the current market value.
- Mr. Hutchison asked if selling existing ADUs will change the current zoning of properties. There was discussion about septic tanks and leech lines. Mr. Hutchison shared that the County currently has a limited number of roads and needs to address wildfire concerns.

4. Bob Littlejohn, VCCPG Energy Subcommittee Chair, will share a status report on the Cole Grade Expansion.

- County Improvement Project
 - The project design and engineering for Phase 1 is complete.
 - The project was approved and funded by the Board of Supervisors at their February 2026 Land Use meeting. Phase I project contract advertisement will be posted by the end of April.
 - Website updates and a phone hotline are expected to be completed this month, physical signage to follow
 - Phase 1 construction will begin once a contract is signed and all overhead utility relocations have been completed, currently anticipated to start in mid 2026 and be completed by late 2027. Mediacom is almost complete with AT&T to follow.
 - Phase 2 is currently in the design and engineering phase. The proposed construction of Phase 2 will begin in mid 2028 and be completed by late 2029.
- SDG&E Undergrounding Along Cole Grade Road
 - SDG&E is coordinating with San Diego County's CGR Improvement Project to underground electrical lines. SDG&E has completed temporary relocation work necessary for the County's to start Phase I of the project (other utilities are still in process).
 - SDG&E will begin electrical undergrounding along CGR after the county's CGR improvements are completed. Projected start is Q1 2028.
 - SDG&E will review and update its plan as needed as the CGR improvement project proceeds
- SDG&E encourages property owners to sign up for SDG&E notifications using the My Energy Center portal.

Public Comments:

- Becky Rapp (Zoom) shared information about the cannabis industry.
- Kathleen Lippitt (Zoom) shared that there is evidence that there are severe environmental problems caused by the cannabis industry. Kathleen shared her concerns that the cannabis industry is failing to protect high school students.

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

1. Lindsay Leahy, General Manager, Valley Center Municipal Water District, will be proposing letter support for two regional infrastructure initiatives: The North San Diego Agricultural Districts Water Resiliency and Fire Protection Project and The North San Diego Regional Wastewater Reliability and Groundwater Replenishment Project. (VOTE)

- **Motion: To approve a letter in support for these two regional infrastructure initiatives: The North San Diego Agricultural Districts Water Resiliency and Fire**

Protection Project and The North San Diego Regional Wastewater Reliability and Groundwater Replenishment Project.

- **Maker/Second:** Hutchison/Norwood
- **Motion CARRIES 14-0-0 (Y-N-Ab)**

- Lindsay Leahy provided information about funding requests for two regional infrastructure initiatives. The Valley Center Municipal Water District has less demand for water within the region. These project initiatives are already a part of the current budget. A majority of water costs are fixed. The water district can sell water at a lower cost when it sells more water.
- Dr. Matthews asked for additional information about how the district deals with state regulations related to water management.
- Mr. Hutchison asked about how the district is dealing with too much supply in the pipelines. The water district is looking at the size of its pipes. There is a lot more water available at a higher price.
- Mr. Littlejohn noted the "vicious, virtuous cycle" created when property owners do the right thing by reducing their water use, but this reduced demand then causes water prices per unit to increase due to fixed costs, which further encourages users to reduce their consumption; he asked how this cycle can be broken. Ms. Leahy responded that all of the water infrastructure was historically created by State and federal agencies. Districts now have plenty of infrastructure, but a decreased demand for water.
- Mr. Garritson asked how the district is trying to incentivize farmers to regrow crops to increase water demand.
- Chair Rattray asked a question about how this new ADU Ordinance will impact the water district. Lindsay shared that water meters are expensive and the wastewater plan is at capacity.
- Ms. Bothof asked if the water district could sell excess water by having it bottled. Ms. Hodson asked if the district could sell excess water to another state.
- Dr. Matthews asked a question about the current property that the district owns. Lindsay responded that the municipal water facility will eventually require updates.
- Ms. Adams provided a water update from a document written by Ms. Fajardo.
- Lindsay shared her concerns about the present governing structure of water districts. There are proposals to change state law related to water policy. Mr. Hutchison asked for further information about the governing structure.

2. Dori Rattray, Planning Group Chair will share a new letter regarding the Socially Equitable Cannabis Program, response to the January 14 meeting. (VOTE)

- **Motion: To share a new letter to the County regarding the Socially Equitable Cannabis Program.**
- **Maker/Second:** Norwood/Bothof
- **Motion CARRIES 14-0-0 (Y-N-Ab)**

- Ms. Hodson asked how many planning groups have signed this letter. Chair Rattray has made the recommendation to chairs of other planning groups to collectively share their concerns before the Board of Supervisors about the Socially Equitable Cannabis Program.

3. Oak Tree Removal, 30046, 32135 & 32137 Lilac Rd, Nicole Worley, County of San Diego, Dept. of PublicWorks.

- Chair Rattray is waiting for further information about the removal of three oak trees.

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

- Ms. Adams and Mr. Barber provided project summary reports.
- Ms. Hodson shared a brief update about the community event to clean up the commercial property at the corner of Miller Road.
- Ms. Rattray said that the San Pasqual Tribe is moving closer to signing an agreement with Albertsons for Native Oaks. Mr. Littlejohn asked if the Native Oaks shopping center is now part of the federal trust. Ms. Rattray responded that she did not think it had been transferred yet.
- Mrs. ChavezHarmes shared that the Indian Creek project is still in its early stages.

F. Subcommittee Reports:

Cannabis: Dr. Matthews

- The County will provide an update later this year.

Enhancement: Ms. Lieber

- Ms. Hodson shared that she was at a recent fundraising event and met Marty D., a local artist who has an interest in helping beautify utility boxes throughout Valley Center.

Energy: Mr. Littlejohn

- Mr. Littlejohn shared information at the beginning of the meeting.

Parks, Rec & Trails: Mrs. Hodson

- Mrs. Hodson shared a number of dates of upcoming events at the County parks.

Community Plan Update - Mr. Ciupitu

- Mr. Ciupitu will find out further information later this week.

Emergency Evacuation: Mrs. ChavezHarmes

- A brief update was shared.

Mobility: Mr. Barber

- Mr. Barber invited Officer Fullmer of the CHP to share an update regarding Valley Center road statistics and to speak about a grant to support school bus safety during Item 1 of Public Comments.
- There is a traffic advisory committee meeting on April 3, 2026.

Water: Ms. Fajardo & Dr. Matthews

- Ms. Adams read a letter written by Ms. Fajardo at the end of discussion about Action Item 1. Lindsay Leahy, General Manager of the Valley Center Municipal Water District, shared her concerns about the governing structure and proposals to change state law about water policy. Mr. Hutchison asked about the governing structure.

G. Additional Reports:

Association of Planning: Mr. Hutchison

- Mr. Hutchison shared that the Planning Groups are still seeking a seat at SANDAG.

Design Review Board: Mrs. Bothof

- No update.

Nominations: Mrs. ChavezHarmes

- No update.

Revitalization: Mr. Barber

- No update.

Board of Supervisors (Liaison): Ms. Norwood

- Updates were given in previous comments.

Government: Mr. Stinson

- The bill introduction deadline was on February 20. There are over 1800 bills that were introduced. The deadline to vote on these bills is on May 29.
- SB 986 is a bill that would require the legislature to vote on significant changes made by state agencies.

Quarterly Chair CPG Update: Chair Rattray

- This update is on Saturday, March 14, 2026.

Tribal: Mrs. Rattray

- There is a new tribal chair.

H. Adjournment:

- Next regular meeting of VCCPG: **April 13, 2026 at 7 p.m.**
- **The meeting adjourned at 9:11 p.m.**
- **Minutes were approved on May 11, 2026.**

James Garritson, Secretary