



- Al Stehly shared concerns about the Harmonia development. He requested that the County wait 120 days to review the project.
- Donna stated Pauma Heights is not safe due to its narrowness on the east end.
- Glenn Willis is against the Harmonia development.
- Daniel Willis opposes the Harmonia development, as the Park Circle HOA pays for the road and might lose a trail if the project is approved.
- Zee Ryka shared that the Planning Group needs to put the politics aside and serve the community.
- Becky Rapp strongly urged all of the community to attend the Supervisor meeting to oppose the cannabis ordinance for land use. She thanked Chair Rattray for working hard on keeping drugs out of Valley Center.
- Kathleen Lippitt shared her support of all that Chair Rattray does for the community. She also stated her opposition to the cannabis ordinance. Cannabis cultivation can also harm birds of prey due to harmful chemical runoff.

### **1. Old Castle Pipeline Replacement - Phase Two, Melody Rocco, District Engineer, Valley Center Municipal Water District.**

- Melody Rocco shared background about the high system pressure to the Old Castle Pipeline. It needs replacement. She shared a map showing the areas of work. A total of 61 meters, 5025LF, will be replaced. Construction hours are Monday to Friday from 9 a.m. to 4 p.m. There will be temporary water service disruptions.
- The total funding source is \$10 million. The project will be issued a Notice to Process sometime in June or July 2026. The Low bid was for \$6.8 million. The project completion date is February 2028.
- Mrs. Chavez Harmes asked about who absorbs the cost of water loss when a pipe breaks. Ms Rocco said the water department absorbs the cost when a main breaks.
- Mr. Barber asked if this was the same stretch of the road that the County had planned to build a \$1.7 million bicycle lane. Mr. Rocco did confirm that this was the same section of the road.
- Water lines are typically undergrounded in individual trenches.

### **2. The County of San Diego Planning & Development Services Department (PDS) is conducting an Inclusionary Housing Study and Ordinance Development. The purpose of this project is to assess feasible options for requiring housing projects to provide affordable housing, and develop an Inclusionary Housing Ordinance that addresses the County's housing needs. Ben Larson, Alexa Kerr, Land Use/Environmental Planner, Planning & Development Services**

- This is a requirement that between 5 to 20 percent of a new housing project will include affordable housing. The County will go before the Board of Supervisors again in June.
- Ben Larson explained the Levels of Affordability: Low, Very Low, and Moderate.

- State law requires that an alternative compliance includes four different options. There are incentives to encourage developers to build more low-income units.
- Michelle Bothof asked questions about deed restrictions and who is bearing the ultimate cost of these low-income units.
- Mr. Hutchison asked about the average median income of families.
- Mrs. Hodson asked how the County can help buyers purchase affordable houses when interest rates fluctuate.
- **E. Action items (VCCPG advisory vote may be taken on the following items)**

**1. Pauma Heights Road has no posted speed limit and is subject to the State maximum speed of 55 MPH. A preliminary review of prevailing speeds and roadway conditions could support radar certification of a 45 MPH speed limit. Barber (VOTE)**

- **Motion: To reduce the speed limit on Pauma Heights Road from 55 MPH to 45 MPH.**
- **Maker/Second:** Littlejohn/Norwood
- **Motion CARRIES 15-0-0 (Y-N-Ab)**
- Donna Hein would like the speed reduced along Pauma Heights Road from 45 MPH to 35 MPH. Mr. Barber shared details about the road and recommended a vote for a speed limit.
- Mirar De Valle will eventually have the speed reduced from 55 MPH to 45 MPH.
- Mr. Hutchison shared that a reduction in speed along this road would make sense because the road is near Valley Center High School.
- There was a lot of discussion about the speed limit.

**2. The Green Storage Valley Center, LLC. This is a request for a 2-year Time Extension for a previously approved Site Plan Modification (PDS2020-STP-03-026W1), Fajardo (VOTE)**

- **Motion: To approve a request for a 2-year Time Extension of a previously approved Site Plan Modification (PDS2020-STP-03-026W1).**
- **Maker/Second:** Garritson/Ciupitu
- **Motion CARRIES 14-1-0 (Y-N-Ab) Ms. Bothof voted nay.**
- Site plans were shared about the present utility undergrounding taking place. The project was previously approved, but needs an extension because of undergrounding.

**3. Project Summary Reports, a current list of all projects proposed for Valley Center, Rattray, Chair (REVIEW)**

- The Park Circle HOA and some residents have hired a lawyer, as the project impacts a number of residences.
- Ms. Hodson shared that the Harmony Estates project proposes to build 67 homes next to the Park Circle community. Ms. Norwood shared concerns that the project lacks parkland.

- Mrs. ChavezHarmes read a summary about the project. Kerry Garza is a project consultant. Touchstone does not own the property, but is consulting. There are no zone changes to this project.
- There was a lot of discussion about the Harmonia project that is proposed behind the Park Circle community. The Applicant was not present at the meeting.
- Some Park Circle residents recommended Planning Group members to consider their property values and the loss of privacy if the Harmonia project is approved. Privacy was one of the major reasons that some residents originally purchased homes in Park Circle.
- Ralph Koel (Zoom) shared his concerns about additional homes being built behind his property.
- Adrienne Cisneros-Selekman shared that the community can contact the office of Supervisor Desmond.
- Mrs. ChavezHarmes provided an update about the Indian Creek project and stated there is a proposal to build 514 homes. The project proposes to build between 80 to 100 affordable, two story duplexes. This project lacks parking and also proposes to build apartments in Valley Center. The applicant was not present at the meeting.
- The commercial development is on 8 acres and will possibly have a brewery and a small grocery store.
- Chair Rattray shared that San Pasqual is still waiting for Albertsons to sign a lease.
- Mr. Littlejohn shared information about upcoming project sessions regarding the Golden Pacific Transmission lines.

**4. Review and discuss the status of the Protocol for Media Relations and Public Communication. Discuss whether to include new language into the VCCPG Standing Rules to strengthen guidance on communications with the media and the public. (DISCUSSION ONLY)**  
**[APPENDIX]**

- Chair Rattray shared Board Communication according to the Policy I-1. The Chair is the official voice of the Planning Group. Always make it clear you are speaking for yourself and not the entire board. Planning Group members represent the Valley Center community. Chair Rattray handed out a one-page document to all group members with the subject: "Talking Points: Board Communication and Policy I-1." This document was discussed among members.

**F. Subcommittee Reports:**

- No subcommittee reports were shared at the meeting tonight due to lengthy discussion about public communication protocols.

**H. Adjournment:**

- Next regular meeting of VCCPG: **June 8, 2026 at 7 p.m.**
- **The meeting adjourned at 9:52 p.m.**

- Minutes were approved on June 8, 2026.

James Garritson, Secretary

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## Appendix VCCPG May 11, 2026 Minutes

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### Talking Points: Board Communication and Policy I-1

#### 1. Who Speaks for the Group?

- **The Basic Rule:** According to County Policy I-1, the **Chair** is the official voice of our group.
- **Clear Responsibility:** Jobs like making the agenda, running meetings, and sending official letters to the County belong to the Chair unless they ask someone else to help.
- **One Voice:** When we send a message as a "Group," it needs to come from one person so the public and the County don't get confused by conflicting stories.

#### 2. Respecting Personal Rights

- **Free Speech:** Every member has a First Amendment right to speak their mind. We cannot legally stop anyone from talking to the media or posting online.
- **The Difference:** There is a big difference between speaking to your own thoughts, opinions, or experiences (which is allowed) and speaking on behalf of the CPG (which should only come from the Chair).

#### 3. Learning from Recent Event

- **Pick Your Battles:** Sometimes a member might answer a quick question—like "Is the meeting cancelled?"—without checking with the Chair. While it's better if the Chair handles it, small things like that aren't worth a major legal fight.
- **The Goal:** We just want to make sure the information being put out is accurate and official.

#### 4. How We Should Work Together

- **A Professional Standard:** We shouldn't need "strict rules" to hold us back. Instead, we should aim for **professionalism**.
- **Simple Best Practices:**
  - If a reporter calls you, the easiest thing to do is say, *"Please contact our Chair for the official statement."*
  - If you do speak to the press, always make it clear you are speaking for **yourself**, not for the whole board.
- **Respecting Roles:** The board works best when we respect each other's jobs. When everyone tries to be the spokesperson, our message gets messy.

#### 5. Closing Thought

- "We are here to serve Valley Center. We'll be much more successful if we work as a team and respect the roles, we all agreed to. Let's try to keep our official business in one place so the community knows exactly where we stand."