

Valley Center Community Planning Group

Approved Minutes for a regular meeting held on **June 8, 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**

Zoom Link: https://zoom.us/jc/8641906365/join?ref_from=launch&pwd=c0x1luZiawbph9bFa6DGVxP2717bGt.1

A=Absent; Ab=Abstention; DRB=Valley Center Design Review Board; N=Nay; P=Present; R=Recused; VCCPG=Valley Center Community Planning Group; Y=Yea

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 - **P**
- Susan Fajardo - **P**
- James Garritson - **P**
- Mary Hodson - **P**
- Steve Hutchison - **P**
- ~~Karen Lieber~~ - **A**
- Bob Littlejohn - **P**
- Matt Matthews - **P**
- LaVonne Norwood - **P**
- Dori Rattray - **P**
- Tom Stinson - **P**

B. PLEDGE OF ALLEGIANCE - Ms. Fajardo

C. APPROVAL OF THE MAY 11, 2026 MINUTES:

- **Motion: To approve the May 11, 2026 Minutes.**
- **Maker/Second:** ChavezHarmes/
- **Motion CARRIES 12-0-1 (Y-N-Ab). Mr. Barber abstained due to travel.**
- Mr. Garritson read information about the requirements of the secretary in recording the official minutes. He read this statement from the **I-001 SD County Planning and Sponsor Group Policies and Procedures P18:**
- The Secretary records the minutes of all group meetings... The Secretary **keeps the roll, certifies the presence of a quorum, and keeps a record of actions as they occur at each meeting....** Minutes shall **record the motions and the names of those who make and second motions if seconds are required.** Likewise, the minutes shall indicate which members voted against, disqualified themselves, or abstained from voting on a motion. If a member disqualified themselves, the minutes shall state the reason.

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

Public Comments:

- Becky Rapp (Zoom) provided an update about a County meeting concerning cannabis.
- Kathleen Lippitt (Zoom) shared information about the Harmonia project.

Mackenzie Little, Community Health Department will share about Tobacco Prevention and how it affects the environment.

- Mackenzie shared a presentation about the Vista Community Clinic and the harmful chemicals that are in second hand smoke. These products do cause a lot of chemical waste. Vape devices contain lithium-ion batteries, which are potential fire hazards.
- Mackenzie Little is the Community Engagement Coordinator and her email address is Mackenzie.A.Little@vcc.org.
- There was discussion about how to dispose of the lithium vape pens.

Geoffrey Plageman, AICP, Senior Planner with Planning Development Services and will share a presentation about the County's housing goals and the implementation of the 6th Cycle Housing Element and a zoning ordinance.

- Josh Menvielle introduced himself and shared a presentation about the Housing Unlocked goals. The County General Plan is the long-term plan. It is a Zoning Ordinance Amendment project. It will not change how many total homes are allowed to be built. The County is considering a change to allow three story buildings that are under the 30' maximum height codes.
- Information was shared about Floor Area Ratio (FAR) and Open Space considerations. The County might require certain residential housing sites to achieve the minimum of 70%. Tiny Homes on Wheels (THOW) makes it legal to use this type of housing as a primary or secondary use.
- Geoffrey Plageman shared information about Group Homes and how the County would like to streamline a reasonable accommodation process. The implementation of Phase I will end at the end of 2026 and Phase II will begin in 2027.
- Mrs. ChavezHarmes shared concerns about the term unit and how that will likely increase traffic congestion and additional parking. Tiny Homes require the same permit fees as an ADU.
- Chair Rattray shared information about the difficulty of people in Valley Center to hook Tiny Homes and ADUs to existing septic systems.
- Dr. Matthews shared that a lot of people are purchasing RVs and then placing them as an accessory unit on their properties. He wanted to understand how a RV does not require a permit fee, but a Tiny Home requires a fee.
- Mr. Hutchison wanted to know more about how the County has not updated the Valley Center Community Plan, but it still wants to move forward on the implementation of the Cycle Housing Element.
- Ms. Norwood wanted clarification about building 7 or more homes. Once a developer builds 7 or more homes, a major use permit is necessary. Information was also requested about whether or not a MUP is required when 7 or more people live in a house.
- Eddie Lane (audience) asked about how the County will protect the rural community character of Valley Center.

Dr. Matt Matthews, An update on the Socially Equitable Cannabis Program. The Board of Supervisors rescheduled the topic to August 2026.

- Dr. Matthews shared concerns about the term “equity” and how this program is in violation of the Constitution. Cannabis was originally for adult use, but now younger children are using it. There are a lot of issues with this cannabis program that the County continues to ignore.
- Eddie Lane (audience) shared an experience driving to a beautiful town called Carpinteria and experiencing the terrible odor created by the cannabis crop.
- Kathleen Lippitt (Zoom) shared that the cannabis laws are not enforced, despite all of the research against it.

Bob Littlejohn – As a member of the San Diego/Riverside Chapter of the Forrest Fire Lookout Association, will provide an update regarding the staffing concerns for 3 towers.

- Mr. Littlejohn will publish an article in the Valley Roadrunner providing more details about the Forrest Fire Lookout Association.

LaVonne Norwood & Dori Rattray – A brief overview and introduction to the Valley Center Community Leadership Academy.

- Information about this academy was presented at 9:15 p.m. Ms. Norwood shared that about 90% of the water in Valley Center comes from the Colorado River. Lower water use now increases the operational costs of distributing water. The district has fixed costs and a lot of maintenance. When a farmer goes out of business, water prices sometimes rise 5 percent. Each new electric school bus costs \$400,000 and the State of California has mandated all school districts to replace their diesel buses.
- San Diego County just purchased a new helicopter and it is getting a new C-130 Fire Tanker. Mrs. ChavezHarmes shared that all of the technology that is now used by the sheriff department will save resources. Drones and dogs are now used to find suspects.

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

A discretionary permit request on the Dharma Residence located at 9755 Old Castle Road, Valley Center. The request is for an open space vacation location. Norwood (VOTE)

- **No action was taken to vote on this item. The property owners will look into other options and will come back at the July 13, 2026 meeting.**
- Brad Sonnenburg shared a presentation about this site. It has easements for Pipe Lines, Facilities, and Open Space. The project proposes to rearrange the boundaries of the open space easement.
- Ms. Norwood shared that this home is a single family residence and will no longer house 8 to 10 people.
- Ms. Norwood inquired about the last application that the applicant filed with the County, which stated that between 8 to 10 monks would live on site. The applicant stated that he is now applying only for a single family residence permit.

- Mr. Hutchison asked if the property owner will agree to mitigation for any tree that is removed.
- There are three events on the property each year to honor Buddah's birthday. The property owner who lives next to the 9755 Old Castle Road property shared that the Dharma Residence has acted as a good neighbor in the past. He is hopeful that the property owners can look at additional options to build the single family residence. There was a lot of discussion between Randy Weisser and Brad Sonnenburg about where to build a home on the property.
- Mrs. ChavezHarmes and Ms. Adams both shared that they would not approve this discretionary permit if a vote was taken tonight. Ms. Adams does not agree with changing the current open space easements.
- The applicant was asked to come back next month with more information about the possibility of moving the location of the house towards the middle of the property and away from a neighboring property.

F. SUBCOMMITTEE REPORTS:

Cannabis: Dr. Matthews

- Dr. Matthews presented information about cannabis during public communication.

Design Review Board: Mrs. Bothof

- text

Parks, Rec & Trails: Mrs. Hodson

- There is a County Engage Page for both Star Valley Park and Butterfield Ranch Park. There is a movie night at Harvest Park on June 26, 2026. There is a free swim night at Adams Park on August 4, 2026.
- Butterfield Trails Ranch & Star Valley Park Survey:
<https://engage.sandiegocounty.gov/parks-valley-center-intergenerational-center>

Emergency Evacuation: Mrs. ChavezHarmes

- Mrs. ChavezHarmes shared a brief update.

Mobility: Mr. Barber

- Mr. Barber shared that the Pauma Heights Speed limit is now reduced to 45 MPH. Mr. Barber shared information about the traffic accidents in March along Valley Center Rd. There were 15 crashes on other roads in Valley Center.
- Eddie Lane presented a project called Slow Down Valley Center. This ad campaign has created a collision database and will use this data to reveal patterns that can lead to safer roads.
- Mr. Barber provided an update about Roadside Vendors. Most vendors should have a food truck instead of small stands. Illegal dumping is occurring at some stands. The community can contact the County whenever they observe illegal roadside vendors.

G. ADDITIONAL REPORTS:

Association of Planning: Mr. Hutchison

- Mr. Hutchison shared that the deadline for submission is in late June 2026. Around \$22 million is apportioned for SANDAG. Most of these funds will not go to Valley Center.

Board of Supervisors (Liaison): Ms. Norwood

- No update.

Enhancement: Ms. Lieber

- No update.

Energy: Mr. Littlejohn

- AT&T has done some work in relocating their lines. The County has communicated with property owners to update them about the upcoming construction. The first phase of the project along Cole Grade should begin in late August 2026. This ongoing project will delay traffic along Cole Grade Rd.

Community Plan Update - Mr. Ciupitu

- Mr. Ciupitu provided a brief update.

Government: Mr. Stinson

- The City of Temecula opposes the creation of a large-scale transmission line through their region.
- The high speed rail authority can avoid an audit under certain circumstances.

Nominations: Mrs. ChavezHarmes

- None.

CPG Update: Chair Rattray

- No update.

Revitalization: Mr. Barber

- Some dates were set originally in July, but now the meeting will probably occur sometime in early August.

Tribal: Mrs. Rattray

- Chairman Cope is still close to signing documents with Albertson's, but the County is slowing down progress.

Water: Ms. Fajardo & Dr. Matthews

- The San Diego Water Authority will have a hearing on the increased cost of water.

H. ADJOURNMENT:

- Next regular meeting of VCCPG: **July 13, 2026 at 7 p.m.**
- **The meeting adjourned at 9:50 p.m.**
- **Minutes were approved on July 13, 2026.**

James Garritson, Secretary