

Valley Center Community Planning Group

Approved Minutes for a regular meeting held on **July 13, 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=cQx1luZiawbph9bFa6DGVxP2717bGt.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 **7:08 p.m.** and a Quorum was established with **12 members present.**
- ~~Lisa Adams~~ - **A** • Susan Fajardo - **P** • Bob Littlejohn - **P**
- Chris Barber - **P** • James Garritson - **P** • Matt Matthews - **P**
- Michelle Bothof - **P** • Mary Hodson - **P** • ~~LaVonne Norwood~~ - **A**
- Delores ChavezHarmes-**P** • Steve Hutchison - **P** • Dori Rattray - **P**
- ~~Vlad Ciupitu~~ - **A** • Karen Lieber - **P** • Tom Stinson - **P**

B. PLEDGE OF ALLEGIANCE - Mr. Garritson

C. APPROVAL OF THE MINUTES:

- **Motion: To approve the June 9, 2026 Minutes.**
- **Maker/Second:** Barber/Stinson
- **Motion CARRIES 10-0-2 (Y-N-Ab).**
- Ms. Bothof and Ms. Lieber abstained, as they did not attend the June 9, 2026 meeting.

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

Public Comments:

- Rick Torres shared that he owns a property on Mirar De Valle next to Cypress Road. He wanted to know more information about how the proposal to build the Harmonia Estates project will impact traffic near his property.
- **Bob Littlejohn** made an agenda request for the Valley Center Community Planning Group's next regular meeting to amend our standing rules to require the secretary to begin recording and archiving all meetings. **Review the APPENDIX.**
- Randy Vance shared that he has lived in Valley Center for 22 years and wanted to know more about a Planning Group member having information about the Harmonia Estates project. Randy would like an answer to a letter he has written requesting this information.
- Augustin Medellin would like to operate a vehicle sales office in a storage trailer for an RV dealership.

- Eddie Lain provided an update about the dark sky ordinances in Valley Center. He shared that there is an international festival in Julian on August 15, 2026.
- Becky Rapp (Zoom) would like the Planning Group to help bring her concerns about the existing cannabis industry before the County Supervisors.
- Kathleen Lippitt (Zoom) shared her concerns about how the County funds numerous programs for certain groups of people in June, but does not celebrate an entire month for Veteran groups.

E. PRESENTATIONS

Mobility Update - Michael Kenney, Traffic Engineer, San Diego County, Dept of Public Works

- Mr. Barber provided an update about the success the County has had implementing the Red Light Protect program at Woods Valley Road. He requested four additional traffic signals be converted to Red Light Protect on Valley Center Road at Mirar de Valle, Lilac Road, Cole Grade Road, and North Lake Wohlford Road intersections.
- There was discussion about the information that is stored on Flock cameras and private cameras. There was also discussion about traffic signal delays.

Butterfield Trails Ranch and Star Valley Park Update – Mark Kieser, Camille Wildbuger, Jake Enriquez, Luke Taylor, Dept of Park and Recreation, Development Division

- Mark Kieser, Luke Taylor, Jake Enriquez, and Camille Wildbuger introduced themselves and shared a presentation about the development of Butterfield Trails Ranch and Star Valley Park. Butterfield Trails Ranch is approximately 60 acres and has cultural significance. Star Valley Park is 40 acres and functions currently as a hub for equestrian events.
- Each of these sites will require funding to start the design phase for each property. The County is currently in the Project Initiation Phase 1. Active Outreach is Phase 2; Analysis & Feasibility Study is Phase 3; Passive Outreach is Phase 4.
- The County recommends all community members subscribe for project updates at the **Engage San Diego County website:**
<https://engage.sandiegocounty.gov/parks-valley-center-intergenerational-center>
- Over the past year and a half, the County has presented information about these future parks. They continue to attend the CPG events, the Little League Photo Day, and the 2025 Rodeo. A survey was completed today about the topography, easements, and utilities at each of these locations.
- Mr. Garritson suggested that the County model Butterfield Trails Ranch after Felicita County Park. He asked some questions about how much the County expects to spend for each park throughout the four stages. Mark shared that a park in Fallbrook recently cost about \$13 million.
- Chair Rattray asked how many sewer credits Butterfield Trails Ranch currently owns. Mark believes that the property owns 54 credits.

- Parks usually take five to six years to complete. Mr. Hutchison asked if these two parks would compete with parks like Lilac Ranch and Keys Creek.
- Adrienne Cisneros-Selekman, representing the office of Supervisor Desmond, recommended that the Planning Group and the community continue to work together as was done with the purchase of Butterfield Trails Ranch.

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

Valley Center Fire Protection District Grant Request Letter (VOTE) [APPENDIX]

- **Motion: To endorse a Grant Request Letter made on behalf of the Valley Center Fire Protection District.**
- **Maker/Second:** ChavezHarmes/Bothof
- **Motion CARRIES 11-1-0 (Y-N-Ab) Mr. Hutchison voted nay.**
- The Valley Center Fire Protection District fully supports this CAL FIRE Forestry Grant application and respectfully encourages favorable consideration and funding of this important project.
- Mrs. ChavezHarmes shared that we are working to secure funding of this grant from SANDAG.

G. SUBCOMMITTEE REPORTS:

Cannabis: Dr. Matthews

- Dr. Matthews shared that it is urgent for the community to contact the supervisors about redefining the legal definitions of cannabis. The next meeting is on August 19, 2026.

Design Review Board: Mrs. Bothof

- No update.

Parks, Rec & Trails: Mrs. Hodson

- Information was covered by County officials during their presentation about Butterfield Trails Ranch and Star Valley Park.

Emergency Evacuation: Mrs. ChavezHarmes

- Information was covered during the Valley Center Fire District Grant Endorsement.

Mobility: Mr. Barber

- Information was covered during the presentation at the beginning of the meeting.

H. ADDITIONAL REPORTS:

Association of Planning: Mr. Hutchison

- Mr. Hutchison shared information about the use of buses throughout the County.

Board of Supervisors (Liaison): Ms. Norwood

- No update.

Enhancement: Ms. Lieber

- Mike Mosher was removing weeds, but now the manager at McDonalds will remove the remaining weeds and dirt pile next to the property.

Graffiti Removal:

- The graffiti on the utility box in front of Valley Center Elementary School has finally been removed after nearly a year of ongoing follow-up. This resolves a long-standing concern and restores the appearance of that corridor.

Fence Signage by Rite Aid:

- The signs posted on the fence near Rite Aid are scheduled for removal. Ms. Lieber will continue monitoring and following up on any remaining signs or banners that are not permitted under community or county regulations.

Utility Box Beautification Initiative:

- Contact will be made with SDGE to gather information on the process and requirements for painting all utility boxes in Valley Center. This outreach is intended to support a broader beautification effort and explore opportunities for community-driven public art.

Energy: Mr. Littlejohn

- The primary proposed route for the Golden Pacific Powerlink goes through the back side of HW 79 into Temecula. There are around 500 people in Temecula opposed to this project. Other possible route options include going through the Hwy 76 corridor or going over Palomar Mountain.

Community Plan Update - Mr. Ciupitu

- No update.

Government: Mr. Stinson

- The California **Legislature** is currently in Summer Recess. Its adjournment was on July 2, 2026; it will reconvene on August 3, 2026; it must pass all bills by August 31, 2026.

Nominations: Mrs. ChavezHarmes

- Members with an even numbered seat must file for candidacy with the Registrar of Voters between July 13 to August 7, 2026.

CPG Update: Chair Rattray

- There was a question about a letter that was sent by Randy Vance that requested how information was shared about the Harmonia Estates project. Chair Rattray stated that our group cannot review the project until it is presented to the PG.

Revitalization: Mr. Barber

- Mr. Barber shared that the public is invited to attend a meeting on August 20, 2026 at 9 o'clock in the morning.

Tribal: Mrs. Rattray

- The San Pasqual Band of Mission Indians is still waiting to sign papers with Albertsons before beginning construction of Native Oaks Village.

Water: Ms. Fajardo & Dr. Matthews

- Ms. Fajardo provided an update about the rising cost of water in the community.

I. ADJOURNMENT:

- Next regular meeting of VCCPG: **August 10, 2026 at 7 p.m.**
- **The meeting adjourned at 9:06 p.m.**
- **Minutes were approved on ...**

James Garritson, Secretary

Appendix VCCPG July 13, 2026 Minutes

FORMAL NOTICE OF AGENDA ITEM REQUESTS

Date: July 13, 2026

To: Mr. James Garritson, Secretary, Valley Center Community Planning Group (VCCPG)

From: Bob Littlejohn, VCCPG Member

Authority: VCCPG Standing Rules, Article VI, Section V

Pursuant to the mandatory provisions of Article VI, Section V of the VCCPG Standing Rules, I hereby exercise my authority as an individual member to direct the Chairperson to place the following two (2) separate items on the agenda for the next regularly scheduled meeting of the VCCPG:

Agenda Item 1 (Action Item)

Title:

Discussion and Possible Action - Amendment to VCCPG Standing Rules
Regarding Future Meeting Recordings (roll call vote)

Proposed Motion Text:

Move to amend the VCCPG Standing Rules to add a function in Article IV, Section VI which reads: "The Secretary ensures that a legible audio and video recording of all future regular and special meetings of the VCCPG be created and posted in a publicly accessible online location within two weeks of the meeting and then permanently maintained in that same or similar publicly accessible online location."

Agenda Item 2 (Action Item)

Title:

Discussion and Possible Action - Posting of Existing Past VCCPG Meeting Recordings (roll call vote)

Proposed Motion Text:

Move to require that the Secretary ensure that all existing recordings of today's and all past regular and special VCCPG meetings currently in the possession, custody, or control of the VCCPG or its officers be posted in the

same publicly accessible online location as for future meetings within 30 days and permanently maintained in that online location for public review.

Dear Board of Supervisors, Planning Commission and SANDAG,

Please find attached our letter of support for the Valley Center Fire Protection District's CAL FIRE Forestry Grant application.

Valley Center Community Planning Group
P.O. Box 127
Valley Center, CA 92082

To: Board of Supervisors
Planning Commissioners
SANDAG

Re: Valley Center Fire Protection District Grant Application

On behalf of the Valley Center Community Planning Group, we are pleased to provide this letter of support for the Valley Center Fire Protection District's CAL FIRE Forestry Grant application.

The Valley Center Fire Protection District and CALFIRE share a common wildland-urban interface environment characterized by steep terrain, heavy fuel loading, interconnected watersheds, and a high risk of large wildfire events. As neighboring fire protection agencies and mutual aid partners, we recognize the importance of proactive vegetation management and landscape-scale wildfire mitigation efforts that enhance community safety across jurisdictional boundaries.

The proposed project represents a comprehensive and strategic approach to wildfire risk reduction for low-income homes, established neighborhoods, and secondary evacuation routes. The plan includes mechanical and manual fuels reduction treatments across approximately 2000 acres which will reduce hazardous fuel accumulations, decrease fire intensity, and lessen the potential for rapid wildfire spread. The establishment of a 100-foot-wide fire break network between Hell Hole Canyon Preserve and the District boundaries of Paradise Mountain. A Mirar De Valle safe evacuation route to highway 15 will create critical opportunities for firefighter access, tactical suppression operations, and containment efforts during emergency incidents.

These treatments will not only improve conditions on the Valley Center Fire Protection District but will also provide meaningful regional benefits by reducing wildfire threats to neighboring communities, mutual aid response areas, transportation corridors, critical infrastructure, and natural resources throughout the Valley Center region.

The project's emphasis on fuel reduction with close attention to watershed protection, erosion control, and habitat enhancement which further demonstrates a long-term commitment to open space resilience. These restoration efforts will improve ecosystem health while helping stabilize treated areas following fuels reduction activities.

We also support the project's investment in local and non-profit workforce development and community stewardship. Expanding local capacity for wildfire mitigation and land management strengthens regional preparedness and contributes to a more resilient and coordinated emergency response network throughout northern San Diego County.

The Valley Center Fire Protection District has consistently demonstrated its commitment to public safety, interagency cooperation, and responsible stewardship of historical tribal lands. This project will further advance those goals while providing measurable benefits to neighboring jurisdictions and the broader community.

For these reasons, the Valley Center Community Planning Group fully supports the Valley Center Fire Protection District / CAL FIRE Forestry Grant application and respectfully encourages favorable consideration and funding of this important project.

Best regards,

A handwritten signature in dark ink, appearing to read "D. Rattray", with a stylized, cursive script.

Dori Rattray - Chair
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