

SAN DIEGUITO PLANNING GROUP

P. O. Box 2789, Rancho Santa Fe, California 92067

MINUTES OF MEETING

SEPTEMBER 19, 2013

1. CALLED TO ORDER at 7:11 P.M. PLEDGE OF ALLEGIANCE
present: Willis, Christenfeld, Lemarie, Barnard, Jones, Dill, Epstein
absent: Liska, Hoppenrath, Clotfelter, Arsivaud-Benjamin, Osborn
2. AGENDA REVIEW
3. APPROVAL OF MINUTES:
4. OPEN FORUM:
5. GENERAL PLANNING ITEMS:
 - A. **Plans for Expenditure of PLDO funds** – Request by County Parks and Recreation for amendments or additions to San Dieguito Planning Area Priority List for 5-year plan – please submit proposals to the chair, vice chair, or secretary in advance of the meeting if possible. We are getting pressure from the County to provide a list, soon. APN's have been submitted based upon the discussion from previous meetings.
 - B. **RSF CSD Latent Power Activation** - request from the CSD to LAFCO, to activate the CSD's latent power to provide security services within the Landscape Maintenance Improvement District boundary. The LMID occupies a portion of the CSD boundary and is coterminous with the Covenant boundary. A CSD is authorized to provide security services pursuant to Government Code Section 61100. This would be an informational item only and no action necessary. RSF Association's Ivan Holler to make the presentation.
6. MAJOR PROJECTS AND LAND USE ITEMS:
 - A. **STP 3500-12-015 West end of Artesian Road, Rancho Santa Fe** – Submittal of site plan and boundary adjustment of one lot line on approximately 77.39 acres of land containing six existing legal parcels adjoining Artesian Road, previously created as part of PM 7270 in May 1978. This property is part of Santa Fe Valley Specific Plan. Applicant: RSF Holdings/contact: Wesley W. Pelzer representing The Pritzkers 760-744-7125 DPS Planner: Ashley Gungle, 858-495-5375; SDPG Planner: Laurel Lemarie (858) 756-2835 **Postponed until further notice.**
 - B. **PDS2013 VAC13-001 Request for vacation of open space for approved subdivision map (2006, expired and to be re-submitted at a later date) located in Santa Fe Meadows.** Apn 267-1425-05; Applicant: No. County Land Partners, LLP; PDS Planner: Ashley Gungle 858-495-5375; SPDG Project Person: Chaco Clotfelter 858-342-3050 **Postponed to 10-3-13**
 - C. **PDS 2012-2700-15684/PDS2012-2240-17341 Mitigated Negative Declaration for Bagley L-Grade and Improvement Plan** for the balanced excavation and fill of 17,250 cubic yards. The project covers six parcels, APN's 267-145-31 thru -34 and 267-146-05 and -08, located at Artesian Road and Rio Vista Road in Rancho Santa Fe. Comments on this proposed Mitigated Negative Declaration must be received no later than September 13, 2013. Applicant: San Dieguito Engineering representing the applicant, Richard Bagley 760-753-5525; PDS Contact: Don Kraft 858-694-3856, SDPG Planner: Discussion ensued regarding the dilemma that this project was previously assigned to a person no longer a member of the Group, so getting it re-assigned posed a delay of review. Lois will contact the PDS planner to

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request an extension of our comments to the 20th. The applicant provided a letter of support from his neighbors, which was submitted to The County. We reviewed the Negative Declaration and found no objection to it. There are 5.5 acres of chamise chaparral and 2 acres of coastal sage scrub that will be mitigated with property off-site. There are possibilities of paleontological fossils so the applicant is required to provide a qualified expert to supervise the excavation. The applicant has contributed to TIF funds for the 72 adt's to be generated, and provided PLDO funds for parks. The Planning Group members saw no objection to the report and will provide a letter to The County of same.

- D. **PDS2013 VAR 13-002 Handley Residence - Request for variance to front yard setback from 100' to 60' located at 154645 Las Planideras, Rancho Santa Fe; APN 268-290-41.** Applicant: Max Wuthrich on behalf of Christine Handley & Carl Gustafson 756-1788; PDS Planner: Ashley Gungle at 858-495-5375; SDPG Member: Lois Jones 760-755-7189. **Postponed to 10-3-13**
 - E. **PDS 2012-2700-15684/PDS2012-2240-17341 Mitigated Negative Declaration for Bagley L-Grade and Improvement Plan** for the balanced excavation and fill of 17,250 cubic yards. The project covers six parcels, APN's 267-145-31 thru -34 and 267-146-05 and -08, located at Artesian Road and Rio Vista Road in Rancho Santa Fe. Comments on this proposed Mitigated Negative Declaration must be received no later than September 13, 2013. Applicant: San Dieguito Engineering representing the applicant, Richard Bagley 760-753-5525; PDS Contact: Don Kraft 858-694-3856, SDPG Planner: Ashley Gungle 858-495-5375; SDPG Member: Ira Epstein 858-759-0255 **DELETED – DUPLICATE OF ITEM 6C**
 - F. **PDS 2013 ZAP 95-016W3 REPL – Proposal to modify the existing monopole to accommodate new equipment for an existing wireless site.** Antennas consist of 4 new AT&T, 4 new T Mobile and 6 new Verizon panel antennas mounted on an existing 31 ft monopole containing 4 existing antenna. Final antenna count will be 18. New operating equipment also proposed located at 8801 Del Dios Hwy in Escondido. APN 265-320-23-00. Applicant: Karen Adler 760-735-4913; PDS Planner: Marisa Smith 858-694-2621; SDPG Member: Don Willis 858-481-1535 **Off Calendar**
 - G. **PDS2013- VAC 13-002; ER 0308-051A; AD 13-037; LPRM 13-004 located at the corner of Rambla de las Flores and El Acebo in Rancho Santa Fe; APN 268-080-20&21; 268-100-39&40 -** The principal encroachments are pedestrian trails in the remainder of the Biological Open Space. In several instances, these will occur on existing, graded routes. One new proposal is the switchback at the northeastern area. The feature would not be visible except when actually on the trail due to the height of the Chaparral in this area. Another trail area is between the guest house lot 2 and lot 3, through the narrow Biological Open Space area. These trails, especially the new one, would have to be carefully designed and constructed since in some areas, the soil is very sandy and erosive. No horse use on the trails is contemplated since this would introduce high-nitrogen weeds into these preserve area. Applicant: Zain Rodriguez for TX-CA Holdings, LLC 619-325-6333; PDS Planner: Beth Ehsan 858-694-3103; SDPG Member: Laurel Lemarie 858-756-2835 **Postponed to 10-3-13**
7. ADMINISTRATIVE MATTERS:
- A. Community Reports
 - B. Consideration and comments on circulation mail
 - B. Future agenda items and planning
 - C. Vote for new members
 - C. County Filings (Form 700) & Required Training (Ethics)

Meeting adjourned at 8:00 p.m.

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