

SAN DIEGUITO PLANNING GROUP

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

MINUTES OF MEETING

OCTOBER 31, 2013

1. CALL TO ORDER: 7:07 P.M. PLEDGE OF ALLEGIANCE
present: Willis, Christenfeld, Dill, Jones, Liska, Epstein, Hoppenrath, Lemarie
absent: Arsivaud-Benjamin, Clotfelter, Osborn, Barnard
2. AGENDA REVIEW
3. APPROVAL OF MINUTES.
4. OPEN FORUM:
 - A. Mid Hoppenrath reports that Harmony Grove Village project – they will be adding two street lights on Country Club Drive, because they plan to reduce the luminary and make them more aesthetic. The additional two are required for the lower lumination.
 - B. Bruce Liska inquired as to the status of Elfin Forest's volunteer fire department and what they will do without the contract being renewed with the CSA.
 - C. Bruce Liska reminds residents of the California Fire Assessment has continued forward and the letters of objection were not effective.
 - D. Don Willis reminds us of the problems forthcoming with the additional racing period in November. Via de la Valle is still under discussion for widening.
 - E. Laurel Lemarie commented on Solana Beach's General Plan Update response from the County.
 - F. Lois Jones reports that she is now officially a member of city of San Diego WQIP Committee for the San Dieguito River.
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. Tentative list to be submitted at the next meeting.
 - B. **Drainage Facilities Master Plan** - Presentation to share information related to the development of the Drainage Facilities Master Plans as they relate to the recommended drainage facility improvements for each SDA and how they may impact the Special Drainage Area Fee Program. The development of the Drainage Facilities Master Plan for each of these areas helps the County establish the needs for future drainage improvements by creating an existing drainage inventory, calculating storm water runoff based on planned/future land uses, identify recommended drainage improvements; estimate probable construction costs for the recommended facilities; prioritize implementation of the recommended facilities, and calculate drainage fee updates. Presenter: Gitanjali Shinde, Flood Control Engineering, County of San Diego 858-694-3661 **To be heard 11-14-13**
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

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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: Lois Jones (760) 755-7189 **Tabled.**
- C. **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. Replacement map is asking for 50% reduction in front yard setback so the applicant can build away from the promontory.

MOTION by Lois Jones to recommend approval of the project as presented, with the understanding that the building pad will remain away from the promontory of the property. Seconded: Dill

Ayes = 8 nos = 0 abstain = 0

- D. **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 These trails are not intended for public use, but only for the residents of the 4 properties onsite. These will also not be horse trails. There is dedicated horse trails on the perimeter of the property, along Rambla de las Flores and El Acebo. The applicant intends to refurbish the biological areas with indigenous flora and the County is attempting to be certain this area is properly cleaned up and put back into preservation. The project is still evolving, the County Scoping letter has just been released, so there will be no action taken at this time. The applicant wanted to show good faith and offer disclosure to the community as the process continues. This project has not yet been presented to the RSF Association Art Jury. **Continued until further notice.**
- E. **SP13-001, GPA13-001, STP13-003, TM5575, REZ13-001, ER13-08-002 Eden Hills Valiano** located in Eden Valley at Mt. Whitney & Country Club Lane; APN#232-013-01,02,03, 232-020-55, 232-492-01, 232-500-18thru23, 235-031-41 Request for tentative map approval, general plan amendment to accommodate the change in land use for a 5-neighborhood development. Applicant contact: Melissa Krause of Integral Communities, for Eden Hills Property Owner, LLC, 760-944-7511; County Planner: Beth Ehsan, 858-694-3103; SDPG Planner: Kevin Barnard 858-688-1700 **Postponed until further notice.**

7. ADMINISTRATIVE MATTERS:

- A. Community Reports
- B. Consideration and comments on circulation mail
- C. Future agenda items and planning
- D. Vote for new members
- E. County Filings (Form 700) & Required Training (Ethics)

Meeting adjourned at 8:35 p.m.

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