

SAN DIEGUITO PLANNING GROUP

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

MINUTES OF MEETING

FEBRUARY 2, 2012

1. CALLED TO ORDER 7:15 P.M. PLEDGE OF ALLEGIANCE
PRESENT: Willis, Dill, Jones, Marks, Lemarie, Liska, Epstein, Arsvaud-Benjamin
ABSENT: Schlosser, McGee, Christenfeld, Weinstein, Clotfelter
 2. AGENDA REVIEW
 3. APPROVAL OF MINUTES: Minutes of 1-5-2012
 4. OPEN FORUM:
 - A. Lois Jones reports that the Village Church lights are very well done, and hope Cielo commercial can take heed.
 - B. Jacqueline Arsvaud-Benjamin reports that Safe Walk To School information was passed on to Lindy at RSF School District.
 - C. DPW is looking for Planning Group volunteer to sit on TIF Committee. Paul Marks will handle.
 - D. Bruce Liska reports that the Fairbanks Ranch Fire Station is finished and they will be moving in next week. The new emergency access will be through an old road, behind the commercial center and through Helen Woodward parking lot onto San Dieguito road. Be aware of the sudden ingress onto San Dieguito Road of the emergency vehicles.
 - E. Paul Marks submitted bulletin from DPLU for Ethics training requirements. Discussion ensued, and members were advised there are several methods in which to get certification, at a minimum cost of \$25. It is required of all Planning Group members.
 5. GENERAL PLANNING ITEMS:
 - a. **General Plan Update;** Community Plans, Draft Residential Guidelines. **Continued to 3-15-2012**
 - b. **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** **Continued to 2-16-12**
 - c. **Review of Red Tape Task Force Report – possible vote for recommendations to Board of Supervisors.** Jacqueline attended a meeting today of Planning Groups to discuss this issue. Some Groups commented they had support from developers in that our function was very helpful in their planning of projects. Bruce Liska spoke with Ivan Holler, who is serving currently as the Chairman of this Red Tape Task Force. Attorney and County Planner, and term limits are suggestions the Committee has brought to the table. Proposals on the Planning Groups specifically covers only about 10-20% of their discussions and recommendations. The Minutes of their meetings are very vague and we are wanting only to get some understanding that is not reflected in those minutes. Why were Planning Groups not informed of these minutes, especially since DPLU is so electronically connected, why were we not included on the committee? More discussion ensued. Jacqueline was told we could provide our comments, even though the deadline was January 31st. Chair recommends Bruce Liska draft a response.
- MOTION** by Paul Marks recommends approval for Bruce and Jacqueline collaborate to draft a response

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based upon the discussion and bullet points brought out in our meeting. Seconded: Epstein

Ayes = 8

nos = 0

abstain = 0

- d. **Cielo Village Sign appeal to be heard March 9th by the Planning Commission** – on agenda for informational purposes only.
- e. **SDG&E presentation re: wood to steel poles, fiber optic cable install POSTONED TO 3-1-2012**
- f. **Escondido General Plan Update** - possible action on recommendations for changes. Mid Hoppenrath presented a map showing the proposed annexation of some of the northern edges, and what Escondido's plans are for Citracado Pkwy. Residents from Eden Valley's plans should be submitted to allow their community plan to be included in SDPG's plan. **To be continued to 2-16-12**
- g. **Tiered Equine Ordinance POD 11-011** – possible comment on proposed ordinance. NOP received on Jan 19 along with CEQA findings report. Jacqueline submitted an 8-pg draft for response. We will review her draft and bring back to the next meeting. **CONTINUED to 2-16-12**

6. MAJOR PROJECTS AND LAND USE ITEMS:

- A. **3300-10-037 (P10-037RPL1), REZ 10-004 P 10-037 REZ 10-004 CHINESE BIBLE MUP/REZONE – Santa Fe Valley Chinese Church 16919 Four Gee Road n/o Tallus Glen.** Proposed church in Santa Fe Valley Specific Plan area – 1000 seat main sanctuary, to expand to 1500, with classrooms, offices recreation, school, and ancillary uses. 43 ft. high with two 57 ft. towers; S88 zone to RS-2 zone Applicant contact: Ron Harper, Jr. 858-449-4425 **[To be continued to 3-1-12]**
- B. **P 03-100 W1SD 0776 Polo Plaza, ATT Mobility wireless communication facilities,** modification of existing major use permit – installation of 12 new antennas and remote radio units on roof area of building on Via de la Valle. Includes removal of six (6) existing 48" surface-mounted panel antennas.
 - Installation of twelve new-technology antennas in same location on building. Six of the antennas measure 58" and six measure 78".
 - New antennas shall incorporate "skirting" to mask antenna bracketing / hardware and minimize visual prominence.
 - Installation of twelve (12) RRUs (Remote Radio Units) on roof area of building. The RRUs measure 17"x18" and will be screened behind existing roof parapet.
 - Installation of 2 "DC Surge Suppressors", screened behind existing roof parapet.**OFF CALENDAR – previously heard.**
- C. **Sprint Olivenhain Tank 2 Elfin Forest** 19404 Fortuna del Este, 92029 New equipment cabinets in 12' x 20' concrete block enclosure, antenna sectors of 5 antenna each, Don Willis Presentation by Sprint representative, and community members (names & addresses on file) made a presentation in opposition to the site. There are NO adjacent property and community members, 17 total, who favor the tower stating it does not serve the local community at all. Service is very good in the immediate area. The road access is one-way and in emergencies, such as fire or earthquake, the accessibility for all community members might be compromised during emergency evacuation. The access to the road is private, serving only four homes. The applicant would be required to use this road to maintain their tower. Olivenhain Water District has scriptive rights to access their water tower. The question would be whether the Water District and/or SDGE have the right to allow cell site companies to overlay onto their access rights/easements/power. The community has brought forth what

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they see as a viable alternative, which the applicant indicates would not be an effective location for their needs.

MOTION by Doug Dill to recommend denial of the project because of 1) access would be on a privately owned road; 2) the community opposes it unanimously, 3) electricity accessibility was put in by the residents and there is no clear program to reimburse them for their expenses to have that electricity, 4) There is no offer to participate in the Road Maintenance Agreement; 5) Property values may be adversely affected, as indicated by expert evaluations; and 6) there is a viable alternative for the company to meet their plans. Seconded: Epstein

Ayes = 8 nos = 0 abstain = 0

D. Maitland Site Plan Waiver Request – apn 286-360-02 – Request for approval of as-built additions to residence – 856 sq. ft., including bedroom, baths, extended family room – one story – subject to El Apajo D Designator Applicant Contact: John Jensen 858-756-2526 Planner: Ira Epstein **POSTPONED TO 3-1-12**

D. Four Gee Cell Site - County Project # P11-018, 17299A, Four Gee Rd, San Diego , CA 92127 - Installation of new Sprint/ Nextel cell site with 12x20 concrete block enclosure and 35' mono-eucalyptus -Project Contact: Tim Henion, (503) 519.8591, thenion@deprattiinc.com -Planning Group Contact: Don Willis (858) 481-6922, DWillis4930@sbcglobal.net Applicant will be planting 4 box trees to camouflage the block wall. The County required they put in a Eucalyptus rather than mono-pine.

MOTION by Don Willis to recommend conditions for approval include 1) Eucalyptus tree to be provided by Solar Communication International, 2) The tree MUST match the sample and pictures provided, they will replace it with that which is represented; 3) The antenna boxes to be covered with leaf sock; 4) the antennae to be buried into the foliage at least 12" and Sprint MUST correct any that do not comply; 5) The cell company is to annually restore to the original condition of the tree and leaves; 6) The cell company will maintain the live trees and provide water, and replace any that do not survive; 7) the site will not require any cooling unit noise and will not be heard more than 15 feet from the site. Seconded: Doug Dill

Ayes = 8 nos = 0 abstain = 0

F. AD 12-004 Administrative permit for entry gate structure and signage. County planner: Don Kraft **POSTPONED TO 2-16-2012**

G. 3300-10-037 (P10-037RPL1), REZ 10-004 - Rezone and Major Use Permit - County planner: Ray Johnson. **OFF CALENDAR – duplicate listing**

7. REPORTS AND GENERAL DISCUSSION:

DEL DIOS
PARKS / TAC/COUNTY PARKS
GENERAL PLAN 2020 + COMMUNITY PLAN
SAN DIEGUITO RIVER PARK
4S RANCH
RSF ASSOCIATION
ROADS & TRAFFIC / SANDAG
EL CAMINO REAL/VIA DE LA VALLE
ELFIN FOREST

NICOLAS CHRISTENFELD
JACK MC GEE
LOIS JONES
BRUCE LISKA/CHACO CLOTFELTER
TOM HICKERSON
BILL SCHLOSSER/LOIS JONES
BILL SCHLOSSER
DON WILLIS/JACK McGEE
DOUG DILL / JACQUELINE ARSIVAUD-
BENJAMIN

8. ADMINISTRATIVE MATTERS:

- A.** Consideration and comments on circulation mail
- B.** Future agenda items and planning

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- C. Adding potential projects to Transnet & PLDO Funds Lists for future votes – no action to be taken, except as noted above.
- E. ***Election of Officers for 2012 – May be postponed to March due to Task Force Issues.***

Meeting adjourned 8:58 p.m.

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