

SAN DIEGUITO PLANNING GROUP

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

MINUTES OF MEETING

JANUARY 3, 2013

1. CALLED TO ORDER 7:10 P.M., PLEDGE OF ALLEGIANCE
present: Willis, Christenfeld, Arsivaud-Benjamin, Lemarie, Dill, Jones, Barnard, Epstein, Liska,
Hoppenrath, Clotfelter
absent: Marks
2. AGENDA REVIEW
3. APPROVAL OF MINUTES: Misc. Prior Meetings [Circulated to Members during Meeting for initials, comments if any]
4. OPEN FORUM:
 - A. Jacqueline reports the "Wood To Steel" project by SDGE to replace their power poles has decided to use new steel instead of the rust-finish. In Elfin Forest, some poles are as much as 42' higher and 32" to 70" in diameter. These are not of 'like' kind as promised.
 - B. Lois reports that the LA Times recently had an article on the loss of water in the Colorado River. She will forward for interesting reading.
 - C. Bruce reports that the bicyclists riding across the El Camino bridge is very dangerous. Upgrading the bridge seems to be at a standstill and it is of great concern. He volunteers to contact the City to request an update presentation.
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. **Postponed to 1-17-2013**
 - B. **Draft Stormwater Permit Update** – Public review comments deadline 1-11-2013. Information can be found in link, http://www.waterboards.ca.gov/sandiego/board_info/agendas/index.shtml. DPW Planner: Stephanie Gaines, 858-694-3541. SDPG Planner: Lois Jones 760-755-7189. Review of proposed permit to Region 9, in which the County is one of several permit recipients, has new parameters. Residential inspections, over-irrigation problems, retrofitting & restorations, and development requirements are among the changes included. The County would also be responsible for properties within the region including Indian, Federal, and State lands in which they currently carry no jurisdiction. Costs to implement the programs being created to make sure the region is in compliance with the permit requirements are in the billions of dollars over a 20-year period, come from General Funds, and have no state or federal assistance. New Hydromodification requirements need definition for what 'pre-development conditions' mean, and is currently being drafted by Regional Water Quality Control Board. Projects that are now included as Priority Development projects and must follow the new requirements for development, include all development over 10,000 sf, residential driveways over 5,000 sq ft, large developments disturbing over 1 acre, and retail gasoline outlets with 10 or more vehicles/day. New requirements are very restrictive and difficult to implement. Much concern by the County is the liability exposure by not being able to comply with the court-mandated strict interpretation of these new requirements. County has drafted a 'Call To Action' to attempt changes that allow the County

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implementation of reasonable and flexible requirements. Letters regarding this draft permit should be directed to Rich Compton, Director of DPW, to submit to the Regional Board.

- C. **Community Plan Update:** Review of proposed draft changes to Community Plan for submittal of comments and corrections to DPLU. Advance Planner: Carl Stiehl, 858.694.2216; SDPG Planner: Lois Jones 760-755-7189 **Postponed to 1-17-2013**

6. MAJOR PROJECTS AND LAND USE ITEMS:

- A. **P 12-006, 3300-12-006 Del Dios Water Tank, Verizon Cellular – 9885 Orange Lane, Del Dios – near Lookout Place - Proposal to attach new power antennas to existing water tank**, new microwave antenna to new 50ft Mono-Broadleaf pole and equipment in 500 square foot equipment enclosure – walls 6 to 9,5 feet high – 5th carrier on site applicant contact Adam Jones 714-357-1398 Planner: Don Willis (858) 481-6922 **Postponed to 1-17-2013**
- B. **3813-11-001 [REZ 11-001] – TM 5669 –SPA-11-001, STP 11-014] - Crosby Enclave** apn 267-190-03-00 s/e corner of Del Dios Hwy and Bing Crosby Boulevard, north side of entry to Crosby Estates – requires rezone from S88/A70/RR to RS7, specific plan amendment, site plan review, and subdivision map; Proposal would increase density from 3 single family residential units to 15 lots with 13 dwelling units on 8 acres, entry from Bing Crosby Blvd. - @ 52% of property below 15% slope, with >40% above 50% slope – minimum net lot size @6300 sq. ft. [@ 0.15 acre] Owner: TOR Investments; Applicant California West Communities – contact Dan Rehm 858-558-4500 Planner: Paul Marks – **possible motion for reconsideration Postponed to 1-17-2013**
- C. **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: Jim Laret (858) 259-8212 / Planner: Laurel Lemarie (858) 756-2835 **POSTPONED to 1-17-2013**
- D. **Request to modify parking restrictions on Rancho Valencia road** – Presentation by Ali Shapouri. Planning Group: Bruce Liska (858) 756-5391 **OFF CALENDAR**
- F. **P94-022W2; MUP Modification AT&T Mobility; Location: 9885 Orange Lane, Escondido 92029** – Modification of existing facility. Original 150 sf equipment area & 30; tall monopole with three 8' antennas & 6; high chain link fence. Modification will consist of removal of existing wooden pole & antennas and installation of equipment on existing water tank, including 12 total 8; panel antennas, 24 RRU's, 12 surge suppressors, 6 tower-mounted amplifiers, and 2 GPS antennas. Also 15' of FRP screening will be added to the water tower to the screen the antennas & equipment plus expansion of base station equipment area by approximately 60 sf. Applicant: AT&T Mobility, Doug Munson (619) 972-4944; Planning Group: Don Willis (858) 481-6922. The problem with the proposal is increasing the height of the water tank is not acceptable to the community, and the location for the tree has already been denied to another applicant. The applicant claims he has no other option for a location and won't propose one. The existing trident is no longer effective. A few other alternatives have been proposed and we've asked the project manager to investigate those other alternatives. The project is **continued to 1-17-2013**.
- G. **Rancho Cielo SPA05-004, TM5440, TM5441; Replacement Maps, project totals 23.06 acres, 11 condominium DUs on 'Village Center' parcel, 31 condominium DUs on 'Parcel H'**; located at the intersection of Via Ambiente and El Brazo, Camino De Arriba, APNs 265-270-71, 264-410-02, 264-382-16. Submittal of proposed Preferred Project of 42 dwelling units, with revised architectural elevations and floor plans, as well as an Alternative Project with a total of 39 dwelling units, with reduced grading and the same revised architectural elevations and floor plans, as the Preferred Project. The Visual, Noise and Air Quality Studies will be submitted on December 4, 2012. Applicant: Rancho Cielo Estates, Ltd., Applicant's representative: Robert Chase, Fuscoe Engineering, (858) 554-1500; DPLU Planner: Dennis Campbell, (858) 505-6380; SDPG Planner: Doug Dill, (760) 736-4333 **POSTPONED to 1-17-2013**

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- H. **Annexation, pre-zone, & Sphere of Influence Amendment – PHG 11-0036, City of Escondido** 30.06 acres (3 parcels) located south and east of Harmony Grove Rd, APNs 235-040-05, 15, & 50. With two private properties addressed as 2207 & 2327 Harmony Grove Road. Escondido City planner: Bill Martin, principal Planner, 760-839-4557, SDPG Planner: Mid Hoppenrath, 760-747-1145 Elfin Forest/HG Town Council is requesting that the city develop a buffering plan to prevent further industrial creep as other properties adversely affected by the industrial development already in place. There are approximately 11 properties on the edge of the sphere of influence that want to annex into the City and allow it to be zoned industrial.

MOTION by Mid Hoppenrath to submit the draft letter to the City of Escondido revised with changes/additions be included. This would include our grave concerns about industrial activities so close to Escondido Creek and the risk of pollution to the Creek. To be included in the proposed letter is the request that trails along the Creek and the trail, identified as trail #07 & #14 on the County maps, be included in all planning and land use maps for connection to city proposed and existing trails. Our recommendation also includes that the Planning Dept. require buffering along the Escondido Creek and of any development along the boundary edges be specifically worded in all documentation and review during the Specific Plans drafting and development processes. Seconded:
Christenfeld

Ayes = 11

nos = 0

abstain = 0

- I. **Proposed Roundabouts, Del Dios Hwy/Avenida Acacias, Rancho Santa Fe** – Draft Environmental Report. Review of project and draft EIR, public review period expires February 28, 2013. SDPG Planner: Paul Marks, (760) 489-0900 **Postponed to 1-17-2013**

7. ADMINISTRATIVE MATTERS:

- A. Consideration and comments on circulation mail
- B. Future agenda items and planning
- C. Vote for new member
- D. Motion to request re-appoint by the Board of Supervisors of past members of the planning group who did not register for the 2012 election

Meeting adjourned at 10:20 p.m.

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