MINUTES OF MEETING

April 11, 2013

1. CALL TO ORDER 7:11 P.M. PLEDGE OF ALLEGIANCE

2. AGENDA REVIEW

3. APPROVAL OF MINUTES:

4. OPEN FORUM:
   A. Laurel Lemarie reports that she completed Ethics test, which took approximately 2 hours.
   B. Laurel Lemarie reports Michael Flynn passed away.
   C. Lois Jones reports that she read in the LA Times that the State Board of Equalization has held up sending out the Cal Fire bills while the State addresses the multitude of complaints filed against the fee.
   D. Mid Hoppenrath reports that she, too, has completed Ethics test.
   E. Ira Epstein reports that Fairbanks Ranch will be very interested in the upcoming SDRV 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. Nothing reported.
   B. 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 Nothing reported.
   C. Tiered Equine Ordinance Draft EIR – Public review period for comments ends March 20, 2013. County Planner: Carl Stiehl 858-694-2216; SDPG Planner: Jacqueline Arsivaud-Benjamin 760-855-0444 To be taken off calendar
   D. County Parks & Recreation/Dept. of Public Works Proposed Community Pathway #35 – presentation for proposed Pathway #35 for San Dieguito Community Trails & Pathways Plan. SD Co. Planner: Mark Massen, 858-966-1351 Scheduled for 5-9-2013
   E. POD 08-006 DRAFT ORDINANCE ENACTING CHAPTER 8 OF DIVISION 6 OF TITLE 8 OF THE SAN DIEGO COUNTY CODE RELATING TO SITE IMPLEMENTATION AGREEMENTS - The purpose of these regulations is to establish a process for proposed development that because of its location, size, or some other characteristic, may be conditioned to ensure that the development does not adversely affect applicable land use plans and that environmental regulations are met. The proposed ordinance introduces a new framework for a Site Implementation Agreement (SIA). The SIA would serve the function of a companion permit, in most instances, for subdivision maps. The SIA would assist in ensuring the implementation of project requirements (i.e. conditions) associated with the development of subdivisions, mitigation of identified impacts, and on-going requirements after map recordation. Comments for this draft ordinance is due no later than April 22, 2013. County Planner: Joseph Farace at (858) 694-3690 e-mail at joseph.farace@sdcounty.ca.gov. SDPG Planner: Lois Jones, 760-755-7189 No action taken.

6. MAJOR PROJECTS AND LAND USE ITEMS:
   A. 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 SDPG Planner: Bruce Liska, 858-756-5391 Presentation by applicant’s agent, addressing the 9 issues submitted by the Planning Group in 2012. Visual presentations include showing how the 13 units will not be visible from Del Dios Highway. The most easterly unit will be reduced to one story to prevent any visual impacts to the Highway. Water

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run-off will be in a wetlands ‘box’ to filter and protect the river from pollution. The County representative advises that EIR addendums are not subject to public review prior to the Notice of Hearing for the Planning Commission, and typically is required for only minimal impact issues, not severely affecting the original EIR. The density issue offers similar densities to other projects within The Crosby. There is the River and the golf course separating these other projects from this proposed Enclave. This property is a “Shelter In Place” development. (a term the Fire District no longer uses because of its misinterpretation). Chair Liska summarized the facts and points that have been argued since its original proposal. Community character is important to the Planning Group. This project does not easily fill the properties for that community character. Community safety is also an important concern for this project. He also points out that the Master HOA Board, now controlled by the homeowners rather than the developer, recognizes this to be the best use for the property. It is held to the high standards of all the other properties within the community. This would be similar to the Del Rayo Downs ‘step-down’ development both in size and in design. **MOTION** by Bruce Liska to recommend approval of the project as presented, with the understanding that the Fire District will see and approve any changes. Seconded: Epstein

Ayes = 4 
abstain = 0 
nos = 4

Jones
Willis
Christenfeld
Lemarie

**B.** 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 7220 in May 1978. This property is part of Santa Fe Valley Specific Plan. Applicant: RSF Holdings/contact: Wesley W. Pelzer 760-744-7125 / Planner: Laurel Lemarie (858) 756-2835 **Postponed to 4-25-2013**

**C.** 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 equipment & antennas 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. **Postponed to 4-25-2013**

**D.** 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 4-25-2013**


**F.** ZAP95-016W3 PDS2013-ER-08-019B Crown Castle USA located at 8801 Del Dios Hwy, Escondido 92127 apn 265-320-23-00 Minor Use permit modification application proposing to modify the existing monopole. Currently mounted with two AT&T antennas and two T-Mobile antennas, proposal to add four antennas for total 8 antennas and install a facility consisting of six antennas for a third carrier, Verizon Wireless, for a grand total of 18 panel antennas to the existing monopole. New associated equipment to be located within the 216 sf lease area. No increase to lease area or height of monopole is proposed. Applicant: Karen Adler, PlanCom, Inc. representing Crown Castle USA 760-715-3416; PDS Planner: Michelle Chan 858-694-2610; SDPG Planner: Don Willis, 858-481-1535 **Postponed to 4-25-2013**

**G.** Cielo De Lusardi 3100-5456 (TM5456 RPL2), 3100-11-031 (P11-031); part of the Rancho Cielo Specific Plan, three contiguous parcels totaling 270 acres, consists of 18 dwelling units and 19 multi-family dwelling units located west of Del Dios Highway, with access by streets Via Dora, Cerro Del Sol, and Via Rancho Cielo. Lots 1 - 18 with 18 single family DUs are APN 265-300-02 and APN 265-300-03; Condominium Lot 9 with 19 DUs is 9.40 acres, APN 265-300-05. Project Owner: Lavendar Hill Ranch LLC, and Cielo 182 LLC, (760) 744-3133; Applicants Name: Matt Simmons, (760) 471-2365; DPLU Project Manager: Larry Hofreiter, (858) 694-8846; SDPG Planner: Doug Dill, (760) 736-4333. **Postponed to 5-9-2013**

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

Meeting adjourned at 9:20 p.m.