

**SAN DIEGUITO PLANNING GROUP**  
P. O. Box 2789, Rancho Santa Fe, California 92067

**MINUTES OF MEETING**

**APRIL 25, 2013**

1. CALLED TO ORDER 7:15 P.M. PLEDGE OF ALLEGIANCE  
Present: Willis, Lemarie, Dill, Jones, Liska, Barnard, Epstein, Hoppenrath  
Absent: Clotfelter, Nicko Christenfeld, Arsivaud-Benjamin
2. AGENDA REVIEW
3. APPROVAL OF MINUTES: Misc. Prior Meetings [Circulated to Members during Meeting for initials, comments if any]
4. OPEN FORUM:
  - A. Bill Osborn spoke on behalf of the community of Eden Valley. They had a town meeting and are putting together a coalition to work on the upcoming proposed project.
  - B. Don Willis reports that he had a near-miss with a rattlesnake and warns everyone to be very aware.
  - C. Laurel Lemarie reports that in the Village of RSF there is some construction that may be more 'pedestrian-friendly' intersections.
  - D. Lois Jones reports that the San Dieguito River Valley Coalition is attempting to raise funds with a polo event to support their legal effort to stop the project next to the Polo fields.
  - E. Mid Hoppenrath reports that Harmony Grove Village has begun preliminary construction. Kevin comments that new circumstances with the housing and economy is of concern because HG developers are starting to change some of their proposed directions.
  - F. Kevin Barnard reported also that he had a bald eagle fly over his home last week.
  - G. Bruce Liska reports that he had a weasel run across his lawn.
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. **Continued to 5-9-2013**
  - 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 **Continued to 5-9-2013**
  - 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 **Closed issue. 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. **San Dieguito River Park** – Presentation by Susan Carter updating the activities, funding, and trail planning. A large missing link is within the SDPG area, and consists of several planned segments. **Scheduled for May 23, 2013 – 7:30 time certain.**
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 760-744-7125 DPS Planner: Ashley Gungle, 858-495-5375; SDPG Planner: Laurel Lemarie (858) 756-2835 **Postponed Until Further Notice**
  - B. **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

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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 5-23-2013**

- C. **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 Doug reviewed very preliminary changes to the project that the applicant is proposing. The plans still need to be completed before being brought forth. No action taken.
- D. **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**
- E. **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

**MOTION** by Don Willis to recommend approval of the site as presented, with the recommendation to plant screening as would be appropriate for the preservation area. Seconded: Epstein  
Ayes = 8                      nos = 0                      abstain = 0

**MOTION** by Don Willis, as it pertains to the proposed route for fiber optic cabling south to 4S Fire Station and the alternative of moving to the existing pole on the edge of Del Dios Hwy, the Planning Group opposes that which invades the preservation area to Del Dios Hwy, and would like the route be the one to 4S Fire Station, and attempt to underground cabling where possible. Seconded: Barnard  
Ayes = 8                      nos = 0                      abstain = 0

- F. **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**
- G. **PDS2013-STP-13-007 Establish setbacks for Lot#304, The Crosby Estates located at 7530 Top O' The Morning Way**, apn#267-210-10-00. 2-story single family residence with 4-car garage. Applicant Contact: Scott Grunst, representing Barbara & Kevin Hunter, (858) 571-1799; PDS Planner, Don Kraft, (858)694-3856; SDPG Planner: Ira Epstein (858) 759-0255 **Postponed to 5-9-2013**
- H. **PDS2013-ZAP-00-129W1 Installation and operation of an emergency standby power generator at existing Verizon Wireless antenna facility located at 19090 Via Ambiente**. Applicant: John Bitterly/The Planning Consortium representing Verizon Wireless, 714-349-5539; PDS Planner: Marisa Smith, (858) 694-2621; SDPG Planner: Don Willis (858) 481-6922. **Application has been withdrawn. Off Calendar**

7. ADMINISTRATIVE MATTERS:

- A. Community Reports  
B. Consideration and comments on circulation mail  
C. Future agenda items and planning  
1. Mid Hoppenrath requests to have the Bradley project be placed on the next agenda.  
C. Vote for new members – applicant Bill Osborn has been elected unanimously to join the Planning Group to fill seat #1.  
D. County Filings (Form 700) & Required Training (Ethics)

Meeting adjourned at 8:52 pm

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