

SAN DIEGUITO PLANNING GROUP

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

MINUTES OF MEETING

JUNE 6, 2013

1. CALLED TO ORDER 7:10 P.M. (without quorum) PLEDGE OF ALLEGIANCE
present: Willis, Arsivaud-Benjamin, Dill, Jones, Liska, Epstein, Hoppenrath, Osborn
absent: Christenfeld, Barnard, Lemarie, Clotfelter
2. AGENDA REVIEW
3. APPROVAL OF MINUTES: Misc. Prior Meetings [Circulated to Members during Meeting for initials, comments if any]
4. OPEN FORUM:
 - A. Don Willis reports that the streets he had placed on the Capital improvements list
 - B. Mid reports that the tour of the Santa Fe Valley reclamation plant is scheduled for June 17th at 2:00 pm. This is a project that is very similar to the two projects in Harmony Grove and Valiano.
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.
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 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. **To be tabled.**
 - C. **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 Presentation by applicant's representative, Melissa Krause. The project includes 362 homesites on 210 acres, clustered due to steep slope and Oak Riparian areas/waterways and intended to preserve the natural landscape and sensitive habitat and designed for a more rural feel with narrow roads, fruit groves, equestrian and hiking trails as well as an equestrian staging area. 51% of the land is open space, either due to restrictive slopes or dedicated open space. They have not yet found open space for parks or specific dedicated open space. The current zoning currently is 1 acre, 2 acres, and 5 acres. The changes for the tentative map will require the entire property to be re-zoned for ½ acre parcels. It also will require a change to the Community Plan in addition to the General Plan. Lance Waite, representing the applicant, feels this property is closer to the San Marcos community design and in proximity, close to the new hospital and a trolley stop. The density requested isn't overly increased, in his opinion.
Edwin 'Rusty' Riley, resident, is concerned because the proposal tonight does not coincide with the file on the County website, which is showing .1 acre parcels on the proposed maps.
John Batchie, resident, asks that the General Plan remain in place without the proposed changes that are not what was negotiated during the GP update process.
Andrew Laderman, resident, also expressed his concern that the General Plan should be kept in place and not be compromised for this project.

These minutes are subject to corrections at upcoming regularly scheduled meetings. Please check minutes of future meetings for corrections. Speaker slips are kept on file with these minutes.

Janeen Huston, resident, reminds the Group that there are only 80 properties currently in this community, many of whom are horse properties. The proposed project does not include any properties for horsekeeping. This density is very out of character. This proposed project is planned to be a gated community, which is contrary to the 'rural' feel. **Wendy Said** is a 25 year resident of Eden Valley. She has met with the applicant when the project was first proposed. This applicant has not met with the community since. She is an adjacent neighbor with ½ acre parcel. This proposal does not coincide with Harmony Grove Village, and the lower density currently on the maps was intended to be the buffer from Harmony Grove Village with this community which allowed the community to support the development of Harmony Grove Village. Instead, the applicant is proposing over 100 homes, and a sewage treatment plant where a historic barn was supposed to be preserved.

Planning Group members offered their concerns, which include 1) the proposed gated community is out of character with Eden Valley; 2) The density is too heavy and also not part of the community character; 3) it was recommended the applicant plot what is currently proposed on this property, including where the developable lots could be and the size of those lots so it can be said how their configuration would be a better plan; 4) concerns about the archeological sites that have not yet been identified; 5) Concern about the proposal for and the site for the sewage treatment plant.

The Chair encourages both sides of this project work together to preserve and promote the community character, and the applicant has stated they are willing to work with the community to create a cohesive and acceptable plan to move ahead with their project.

- D. PDS 2013-AD13-016 Delta Farms** located at 16013 Via de Santa Fe, Rancho Santa Fe. Request for administrative permit for gate house and gate entry structure encroaching in road easement, apn #269-183-41-00; applicant: Timothy Wilson/Wilson Architecture representing Coral Reef Properties 858-454-9106; PDS Planner: Emmet Aquino 858-694-8845; SDPG Planner: Bill Osborn 619-507-9312
- E. PDS 2013-AD-13-017** request for administrative permit to encroach into open space Removal of undocumented fill and recompaction for safety purposes located adjacent to Harmony Grove Road, as part of Specific Plan 04-03. Applicant: Barry Jones representing Standard Pacific 619-462-1515; PDS Planner Mike Johnson 858-694-3429; SDPG Planner: Mid Hoppenrath 760-747-1145
Applicant explained why they have to encroach into the open space to fix this small section of the hill. They are required to replant with native species and irrigate for five years to allow the foliage to establish itself. There are no negative comments submitted for this activity on record nor from the audience at this meeting. Although without a quorum, the attending members of the Planning Group have no objections to the approval for this project.
- F. City Of Escondido Project #SUB 13-0002 – Oak Creek** apn #238-110-25 &-35; 238-370-01; -04 thru -08; 238-380-01 located at the corner of Felicita Road, Miller Avenue, and Hamilton Lane in the City of Escondido. Review and ratification of letter submitted May 22, 2013 to City of Escondido for comments requested. Applicant: Jason Han, New Urban West, Inc., 310-394-3379; Escondido Planner: Bill Martin, 760-839-4671; SDPG Planner: Lois Jones 760-755-7189 Jason Han, representative of the applicant made a presentation on the project and responded to our concerns, explaining why the pieces were where they are.

7. ADMINISTRATIVE MATTERS:

- A. Community Reports**
 - 1. San Dieguito River Valley Park – the conservancy's annual fund-raising event will be October 19th.
 - 2. TAC
 - 3. June 30th is the annual Elfin Forest parade and picnic. There will be gourmet food trucks this year.
- B. Consideration and comments on circulation mail**
- B. Future agenda items and planning**
- C. Vote for new members**
- C. County Filings (Form 700) & Required Training (Ethics)**

Meeting adjourned 9:12 p.m.