

SAN DIEGUITO PLANNING GROUP

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

MINUTES OF MEETING

JULY 11, 2013

1. CALLED TO ORDER 7:05 P.M. PLEDGE OF ALLEGIANCE
present: Christenfeld, Arsivaud-Benjamin, Lemarie, Barnard, Jones, Dill, Epstein (left at 8:25 pm),
Osborn, Hoppenrath, Clotfelter
absent: Liska, Willis
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 Arsivaud-Benjamin reports that Citracado Pkwy extension is delayed due to lack of funding. It could take up to 10 years before it can complete.
 - B. Laurel Lemarie reports that there is a newsletter in the consent books regarding the development of Palma de la Reina (Morgan Run).
 - C. Kevin Barnard reports the outcome of the Valiano Scoping meeting of last night. There were approximately 120-125 residents in attendance, most who were in opposition to the project.
 - D. Kevin Barnard reports that Dahvia Rubenstein is now in County Park & Rec Land Acquisitions.
 - E. Bill Osborn reports that local residents to the Harmony Grove Village are seeing many overweight trucks traversing the Harmony Grove road. It was advised that the community members contact Dept of Public Works, or the County Attorney – it's a violation of an ordinance.
 - F. Friends of Eden Valley for Responsible Development, the community group, has been created with regard to the Valiano project.
 - G. Mid Hoppenrath reports the outcome of the open space encroachment was that the application was approved.
 - H. Mid Hoppenrath reports her concern about the threat for lawsuit over her activities regarding Valiano and the community. Discussion ensued and contact with County Counsel to clarify the issue was recommended.
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. **Notice Of Preparation for 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
 1. The description of the project does not describe the adjacent communities accurately or they've been left off completely. None of the communities in the unincorporated area have been mentioned. Many of these adjacent communities are very rural in nature, including the commercial operations adjacent and these descriptions should be included.
 2. Neighborhood 5 is NOT in Escondido's sphere of influence.
 3. The location of the Village Limit Line is incorrectly indicated on the maps and description
 4. Coronado Hills consists of large estate lots and this community has not been mentioned at all. This is another display of conflicting community character.

5. The visual impact of this proposed suburban community dropped into the middle of rural properties is significant. What is proposed to buffer these homes from the lesser dense properties? This project has significant visual impacts from every direction of the Valley and mitigation for this impact needs to be adequately addressed.
6. Suburban lighting in the rural dark skies is inappropriate and should be comparable to the surrounding community. The Community Plan has a Dark Skies Policy enforced.
7. The protection for the public with a privately run sewage treatment plant should be addressed – specifically in the case of failure.
8. Building of the sewage treatment plant brings three systems within a near radius of each other. What is the cumulative impacts for the addition of this plant to the neighboring plants?
9. The proposed use of treated water from the treatment plant is to use for irrigation, particularly of the avocado trees. Will there be proper monitoring of the quality of this water to preserve the avocado groves? (these fruit trees are very sensitive to sodium and treated water typically is heavy with sodium)
10. The calculation for allowed density does not correspond to the current zoning. This should be addressed for accuracy, based on this current zoning.
11. Construction air quality impacts to the neighboring properties has not been addressed. The air quality to the valley is already significantly impacted at various times of year due to weather and adding the generated air quality pollutants during the construction phase will significantly contribute to the deterioration of the air quality.
12. There is a child care facility is nearby and the impacts to the air quality to this facility should be addressed.
13. The indicated open space as created, is not well planned for preservation. It needs to be appropriately addressed.
14. The rural versus suburban representative balance is in jeopardy with clustering of this project. How will this be mitigated to maintain this important representative balance?
15. The fire buffer between the sensitive impact areas and the development of the houses has not been addressed. How will they protect these homes from fire?
16. The proximity of the water treatment plant is dangerously close to the Escondido Creek. What safety measures will be implemented to protect the creek in case of accident or breakdown of the plant?
17. Usage of treated water from the treatment plant can significantly impact local wells and the aquifer in Escondido. The cumulative impacts should be addressed and investigated.
18. The properties in the existing community are large agricultural and equestrian properties. The impacts during construction will significantly impact the animals and these operations. How will the applicant assist the neighbors to protect their animals and the safety of those using these animals?
19. Cumulative impacts to traffic that include the development of this project will be significant. Downgrading of Country Club Drive, Harmony Grove Road, Elfin Forest Road in the Circulation Element, and the double-tracking of the Sprinter and the long term delay of the extension of Citracado Parkway will impact the traffic patterns and all these circumstances need to be included in the traffic studies with mitigation and infrastructure steps be developed.
20. Fire and emergency routes need to be carefully studied and created, especially for Area 5, which is isolated from the emergency routes of the remainder of the project.
21. A plan that follows the Community Plan and current zoning should be included as one of the alternatives.

Remaining points were recorded by Kevin Barnard as draft for response.

MOTION by Kevin Barnard recommends the comments as drafted be submitted for the Notice of Preparation.

Seconded: Hoppentrath

Ayes = 8 nos = 0 abstain = 0

- C. **CONSIDERATION TO BE RE-HEARD - REQUEST FOR WAIVER OF 'D' DESIGNATOR** located at 15823 Via de Santa Fe, Rancho Santa Fe, APN 269-071-42-00. Applicant: Rabie Mikha for Mees Family Trust, 619-729-5953; PDS Planner: Mike Johnson 858-694-3429; SDPG Planner: Chaco Clotfelter 858-342-3050.

MOTION by Chaco Clotfelter to recommend this project be re-heard due to new information has been submitted.

This project will be heard on July 25th. Seconded: Christenfeld

Ayes = 9 nos = 0 abstain = 0

- D. **PDS 2013 AD-13-023 5380 La Glorieta, Rancho Santa Fe, apn 268-11057-00** Request to enlargement of a previously conforming guesthouse from 906 sf to 999 sf. Applicant: Larry Pappers for Green-Grace Holdings, LLC 619-223-3710; PDS Planner-Don Kraft 858-694-3856, SDPG Planner-Laurel Lemarie 858-756-2835
Project has been withdrawn by applicant. Off calendar.

- E. **PDS 2013 STP-13-007 7530 Top O' The Morning Way, The Crosby, Rancho Santa Fe, apn 267-210-10-00** Request to establish setbacks for lot #304, V Designator Site Plan. Applicant: Scott Grunst for Barbara & Kevin

Hunter, 858-756-3553; PDS Planner Don Kraft 858-694-3856, SDPG Planner Ira Epstein 858-759-0255 **Project has been approved by PDS. Off calendar.**

- F. **PDS2013 TPM-21205 Request for tentative parcel map for two parcels of approx 1 acre each** located at southeast corner of intersection of Dove Canyon rd and Rancho Bernardo Rd in 4-S Ranch – project name ActivCare at 4S Ranch. Applicant Mark Linman on behalf of ActivCare Living, Inc. 619-997-8288; PDS Planner Michelle Chan 858-694-2610; SDPG Planner Laurel Lemarie 858-756-2835 **Postponed to 7-25-2013**

7. ADMINISTRATIVE MATTERS:

- A. Community Reports
- 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 at 10:05 p.m.