

# SAN DIEGUITO PLANNING GROUP

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

## MINUTES OF MEETING

NOVEMBER 11, 2013

1. CALLED TO ORDER 7:08 P.M. PLEDGE OF ALLEGIANCE  
present: Christenfeld, Lemarie, Willis, Dill, Jones, Liska, Epstein, Hoppenrath  
absent: Arsivaud-Benjamin, Barnard, Osborn, Clotfelter
2. AGENDA REVIEW
3. APPROVAL OF MINUTES:
4. OPEN FORUM:
  - A. Laurel Lemarie reported the applicant at Rambla de Las Flores and El Acebo has submitted a letter making changes to the project presented last meeting.
  - B. Don Willis reported that we may be seeing activity at Via de la Valle for widening of the road in the City of San Diego. Bruce said he will check with Edison to see if there is more coming forth.
  - C. Laurel Lemarie reports that the Covenant has formed a committee to review the roundabouts proposal.
  - D. Lois Jones reports that AT&T has proposed adding a cell site to the water tank on Bernardo Mountain. She responded to the representative as to the concerns of the visual and noise impacts. This proposed site is in the North County Metro area, which has no community representation.
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. We need to keep working on getting our list created. The chair would like to see something that we can submit by the end of the year.
  - B. **Drainage Facilities Master Plan** - Presentation to share information related to the development of the Drainage Facilities Master Plans as they relate to the recommended drainage facility improvements for each SDA and how they may impact the Special Drainage Area Fee Program. The development of the Drainage Facilities Master Plan for each of these areas helps the County establish the needs for future drainage improvements by creating an existing drainage inventory, calculating storm water runoff based on planned/future land uses, identify recommended drainage improvements; estimate probable construction costs for the recommended facilities; prioritize implementation of the recommended facilities, and calculate drainage fee updates. Presenter: Gitanjali Shinde, Flood Control Engineering, County of San Diego 858-694-3661. No action taken.
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 representing The Pritzkers 760-744-7125 DPS Planner: Ashley Gungle, 858-495-5375; SDPG Planner: Laurel Lemarie (858) 756-2835 **Postponed until further notice.**
  - B. **PDS2013- VAC 13-002; ER 0308-051A; AD 13-037; LPRM 13-004 located at the corner of Rambla de las Flores and El Acebo in Rancho Santa Fe; APN 268-080-20&21; 268-100-39&40** - The principal encroachments are pedestrian trails in the remainder of the Biological Open Space. In several instances, these will occur on existing, graded routes. One new proposal

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is the switchback at the northeastern area. The feature would not be visible except when actually on the trail due to the height of the Chaparral in this area. Another trail area is between the guest house lot 2 and lot 3, through the narrow Biological Open Space area. These trails, especially the new one, would have to be carefully designed and constructed since in some areas, the soil is very sandy and erosive. No horse use on the trails is contemplated since this would introduce high-nitrogen weeds into these preserve area. Applicant: Zain Rodriguez for TX-CA Holdings, LLC 619-325-6333; PDS Planner: Beth Ehsan 858-694-3103; SDPG Member: Laurel Lemarie 858-756-2835 **Continued until further notice.**

- 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 **Postponed until further notice.**
- D. **PDS 2013-STP 13-024; PDS2013 ER 13-08-014 Estates Lot #323, Top O' The Morning Way & the Road to Rio in The Crosby Estates** new two story single family home on pre-graded pad in exist'g. community developement fully landscaped and irrigated with pool, attached 4-car garages. Apn 267-210-29-00 Applicant: Mark Radford representing M. Volt 760-432-0341; County Planner: Michael Johnson 858-694-3429; SDPG Planner: Ira Epstein 858-759-0255 **Postponed to 12-5-2013**
- E. **PDS 2013-STP 13-023** located at 9732 Kalmia Lane, Escondido, CA proposal for 2 story sgl fam residence w/2car garage. 3<sup>rd</sup> Place is fire dept access. Proposed residence is partially located on S80 portion of lot. Grading will be limited to less than 200 cf with grading & septic system installation on RR portion and S80 portions. Landscaping plans included. APN 270-089-08-00. Applicant: George Montello representing Richard Trafton 619-997-7078; PDS Planner: Michael Johnson 858-694-3429; SDPG Planner: Nikko Christenfeld 760-741-1953 **Postponed to 12-5-2013**

7. ADMINISTRATIVE MATTERS:

- A. Community Reports
- B. Consideration and comments on circulation mail
- B. Future agenda items and planning – discussion ensued on the dates for 2014 for meetings.
- C. Vote for new members
- C. County Filings (Form 700) & Required Training (Ethics)

Meeting adjourned at 8:30 p.m.

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