

SAN DIEGUITO PLANNING GROUP
P.O. Box 2789, Rancho Santa Fe, CA, 92067
October 11th, 2018
MEETING MINUTES

1. **CALL TO ORDER:** 7:08 pm PLEDGE OF ALLEGIANCE
Present: D. Willis, N. Christenfeld, S. Williams, L. Lemarie, D. Dill, P. Fisch, J. Zagara
Absent: J. Arsivaud-Benjamin, S. Thomas, T. Parillo, S. Biszantz
2. **AGENDA REVIEW**
3. **APPROVAL OF MINUTES** [Circulated to members during meeting for initials/comments]
4. **OPEN FORUM:**
S. Williams: Continued problems with Harmony Grove Village construction activities disrupting HGV residents. Sub-contractors not following daily start/stop time restrictions, weekend hours including NO ACTIVITY on Sundays.
Head-on collision; motorcyclist fatality with truck at 9000 block of Harmony Grove Road where there is a hazardous sharp blind-curve.

Joseph Conway – As a resident of Hacienda Santa Fe and a Back-Country Initiative supporter, very concerned about unchecked North County San Diego growth – both homes, traffic and increased wildfire hazard. Del Dios Highway is rated at a LOS (Level of Service) 'F' yet more high-density subdivisions are being built or proposed along the Del Dios Hwy corridor. Access in and out of Hacienda Santa Fe on to Del Dios Hwy continues to get worse and more hazardous for residents. Suggest a building moratorium along the Del Dios Hwy corridor.
5. **GENERAL PLANNING ITEMS:**
 - A. **PLDO Project Priority List.** Follow-up from September SDPG meeting; DPR requests that the SDPG recommend projects eligible for PLDO funding for the 2018-2019 PLDO Priority Project List for the San Dieguito LPPA. Submission to DPR deadline is October 22, 2018. DPR Project Manager: Marcus Lubich, 858-694-3030.

D. Dill – Submit letter with same 2017-2018 items, but include County PAR actions in San Dieguito County Park and new Four Gee County Park in 4S Ranch.
 - B. **ENV18-0006 Citracado Business Park Specific Plan.** Follow-up report by SDPG member on letter sent to the City of Escondido. Proposed project located in the City of Escondido at 2207 Harmony Grove Road, APN 235-040-15, APN 235-040-05; consisting of 19.53 acres, the construction of two industrial warehouse/office buildings (145,930SF and 125,930SF) with associated parking and infrastructure bisected by a new segment of the City's Citracado Parkway. City of Escondido Planner: Darren Parker, 760-839-4553; SDPG Member: Susan Williams, 760-212-3280.

S. Williams – Reviewed SDPG comment letter and communications with City of Escondido concerning planned Citracado Parkway Industrial Park expansion along Harmony Grove Road border with unincorporated County.
6. **MAJOR PROJECTS AND LAND USE ITEMS:**
 - A. **PDS2018-MUP-94-022W3 Del Dios East BUN.** Minor use permit for a Tier 3 modification cell site

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upgrade/improvements in Del Dios, located at the corner of Date Lane and Del Dios Hwy, APN 238-050-02. Owner: Del Dios Mutual Water Company, 760-580-5805; Applicant: Michael Blackwell, 714-396-8227; PDS Planner: Angelica Truong, 858-495-5421; SDPG Member(s): Don Willis, 858-481-6922, Nicholas Christenfeld, 760-741-1953. **Continued to October 11th**

Willis – Remove from agenda, no action required.

- B. **PDS2018-TPM-21266 Fortuna Ranch Road Lot Split.** Located at 3615 Fortuna Ranch Road, APN 264-101-50, 2-lot split from a 4.98-acre lot with existing residential house, guest house and farm house. Owner: dasMOD, LLC, 714-507-0799; Applicant's Representative: Christopher Miller, 858-436-5386; PDS Planner: Lori Radcliffe-Meyers, 858-495-5340; SDPG Member: Doug Dill, 760-420-7909. **Continued to October 11th**

D. Dill – Remove from agenda; applicant has withdrawn request for a lot split.

- C. **PDS2016-LDGRMJ-30091, Application by the Rancho Paseana Trust.** Follow-up discussion based on County response to HOA and SDPG communications pertaining to request for time extension. The Del Rayo Downs HOA requests a delay on any County action concerning this 'Minor' Use Permit. After further investigation, the HOA believes the subject property's changes should be considered a 'Major' Use Permit. The HOA asks for a SDPG letter to the County requesting the time extension (sent since last meeting).

D. Dill – No action at this time; awaiting comments from Del Rayo Downs resident, Bruce Liska (former SDPG member/chair).

- D. **PDS2018-TM-5630-AD18-015 Sahn Family Foundation Del Dios Ranch Subdivision.** Applicant presentation update and Q&A. Provide comments back to PDS for future scoping letter. Proposed 74-du lot residential subdivision, located at the northwest of Del Dios Highway and El Camino del Norte intersection, APNs: 265-380-11-00, 265-380-10-00, 265-380-09-00, 265-380-08-00, 265-380-07-00, 265-380-01-00, 265-231-12-00, 265-380-22-00, 265-380-37-00, 265-380-38-00, 265-380-39-00. Applicant's Contact: John Sherritt, 858-345-1151; PDS Planner: Denise Russell, 858-694-2019; SDPG Member: Tim Parrillo, 415-238-6961.

D. Dill - John Sherritt and Mike Wolfe presented and spoke on behalf of Del Dios Ranch providing a prepared presentation on proposed Option A and B.

SDPG Comments:

1. Non-covenant portion 'Del Dios Ranch' drains into the covenant portion of 'Del Dios Ranch'. Concerned about increased rain-flow into the covenant caused by development.
2. Concern about buffering development distance from scenic Del Dios Highway.
3. Please respect natural land forms on non-covenant portion of 'Del Dios Ranch'.
4. Concerned about disruption of construction traffic on Del Dios Highway – especially during rush hour gridlock on Del Dios Highway.
5. Please respect and commit to the community's Dark Sky Policies with your development plans especially street lighting requirements.
6. Area lacks regional public athletic sports fields, encourage including sports fields in your development plans.
7. Concerned about wildlife displacement by this proposed development.
8. Concerned about the added daily trips to an already LOS F Del Dios Highway.
9. Allow RSFA CRCD review housing architecture bordering the covenant as well as view lots in to the covenant.

Questions:

Q1. Is option A or B being submitted? A1. Both

Q2. Why not subdivide in conventional 2-acre parcels as surrounding communities? A2. Clustering better development allowing for open space.

Q3. What is the total acreage footprint of just the clustered 74 dwelling unit lots? A3. Don't know, will get

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back to you.

Q4. Water Service provider? A4. OMWD.

Audience Comments (many Hacienda Santa Fe and The Summit residents):

1. *Joseph Conway* – concerns are the percentage of traffic using the main entrance on to Del Dios Hwy, highest density housing bordering Del Dios Hwy with their solar arrays in the view shed of Del Dios Hwy, construction traffic on Del Dios Hwy, landscape buffering along Del Dios Hwy.
 2. *Pamela Bender* – preserve, improve and maintain existing County Equestrian Trails on the non-covenant 'Del Dios Ranch' development as well as trails at the Water Authority Right-of-way easement crossing the property.
 3. *Mary Wolf* – Salm property slope rises up from Del Dios Hwy, tightly spaced two-story homes along Del Dios Hwy will appear to look like a city. Please restrict housing along Del Dios Hwy to single-story. Don't understand how new water meters can be provided to support new housing in a long-term drought with strict water usage restrictions. Establish gray water recycling within the development for landscaping.
 4. *Harris Jamil* – Distance between existing 'Summit' entrance and proposed new 'Del Dios Ranch' entrance too close. Maintain General Plan zoning of 2-acre parcels. Relocate entrance of new 'Del Dios Ranch' to somewhere else. Too many driveways, side streets already on 'LOS F' Del Dios Hwy.
 5. *John Dempsey* – "Del Dios Ranch" as presented looks too much like a San Elijo Hills Master Planned Community (too dense). Is not in character with the existing surrounding estate lot subdivisions.
 6. *Patti Andre* – concerned about buffer, must have mature trees planted along scenic Del Dios Hwy. 'The Bridges' were required to plant 36" box trees within their HOA border buffer. Conceptually, roundabouts OK, but does not address new traffic generated by 'Del Dios Ranch'; the school students, workers and morning/afternoon/evening rush hour traffic gridlock on 'LOS F' Del Dios Hwy.
 7. *Beth Nelson* – Concerned about setback of 'Del Dios Ranch' main gate from Del Dios Hwy so that entering 'Del Dios Ranch' traffic does not queue up on Del Dios Hwy. Will fencing surrounding the gated community restrict naturally occurring wildlife movement? Concerned that this new development on the border edge with the covenant will burden covenant resources. Can the school district support increased student attendance generated by 'Del Dios Ranch'? All housing in 'Del Dios Ranch' should be of custom construction consistent with existing surrounding communities.
- E. **PDS2018-COMALT-000392 Wooley Plaza Site Plan Waiver (old grocery store).** Waiver for a commercial tenant improvement, located at 16950 Via De Santa Fe, APN: 269-071-41-00, in Rancho Santa Fe Village (next to RSF Post Office). The proposed conversion for commercial offices (previously a grocery store) includes some exterior changes to the building. Applicant's Representative Contact: Maxwell Wuthrich, 858-756-1788; PDS Planner: Vanessa Pash, 858-694-3291; SDPG Member: D.Dill, 760-420-7909.
Continue to November 8th SDPG Meeting
- F. **Wooley Plaza Site Plan Waiver (Chase Bank and Morgan Stanley).** Waiver for a commercial tenant improvement, located at 6037-6041 La Fletcha, APN: 266-300-34-00, in Rancho Santa Fe Village. Additional exterior stairs, an elevator and other exterior upgrades. Applicant's Representative Contact: Joe Holasek, 619-507-1001; PDS Planner: Michael Johnson, 858-694-3429; SDPG Member: Laurel Lemarie, 858-756-2835.
MOTION: L. Lamarie - Approve as Presented; Seconded: N. Christenfeld
VOTE: Ayes: 7 – Nos: 0 - Abstain: 0 – Absent/Vacant: 6
- G. **PDS2018-VAR-18-009 Variance.** For new 3247 sq. ft. two-story SFDU House (Casita on El Tordo) near La Granada in the RSF Village, on a 6000 sq. ft. lot, APN: 266-271-03-00. Owner: David Mashayekan, 760-835-0720; Applicant's Contact: Philip Quatrino, 858-527-0818; PDS Planner: Leavitt, 858-495-5448; SDPG

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Member: Laurel Lemarie, 858-756-2835

MOTION: L. Lamarie - Approve as Presented; Seconded: N. Christenfeld

VOTE: Ayes:7 – Nos: 0 - Abstain: 0 – Absent/Vacant: 6

7. ADMINISTRATIVE MATTERS:

- A. Community Reports – P. Fisch: 4S Ranch CBC Planning Commission meeting in December.
- B. Consideration and comments on circulation mail – no comments.
- C. Future agenda items and planning – no comments.
- D. Prospective & returning Planning Group members – prepare new members after November elections (Seats #12 and #13). Plan for nominating replacement members for out-going members Steve Thomas (Seat #10) and Jacqueline Arsivaud-Benjamin (Seat #8).
This is to record that on July 25, 2018, effective immediately, Mid Hoppenrath resigned as Secretary and from Seat 12 of the San Dieguito Planning Group.
- E. Supply orders and reimbursement of expenses; NONE.

NOTE: The San Dieguito Planning Group currently has two vacancies, Seat #12 and Seat #13. If you wish to become a member of the SDPG, please provide the chair with your current resume and plan to attend 2 or 3 meetings in advance of processing your application for membership.

Future Meeting Dates: 11/8/18 12/13/18 1/10/19 2/14/19 03/14/19 04/11/19

Doug Dill, Chair
Tim Parillo, Vice-Chair
Secretary (OPEN)

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