

SAN DIEGUITO PLANNING GROUP

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

July 11th, 2019

MEETING MINUTES

Place of Meeting: RANCHO SANTA FE FIRE STATION (meeting room), 16936 El Fuego, Rancho Santa Fe, California. (El Fuego intersects Linea del Cielo at the west end of the village).

1. CALL TO ORDER: 7:10 pm - PLEDGE OF ALLEGIANCE
2. AGENDA REVIEW
3. APPROVAL OF MINUTES: Circulated June 13th, 2019 meeting minutes to members during meeting for initials/comments.
4. OPEN FORUM
No member or audience comments noted.
5. GENERAL PLANNING ITEMS:
 - A. **RSF Village Business District – Storefront Backlit Window Sign Regulation.** Follow-up discussion on last month's motion to study County ordinances to incorporate digital flat panel displays in store front windows. SDPG Member(s): Parillo/Lemarie.

L. Lemarie: After reviewing County sign ordinances, matrixed clusters of flat panel displays hanging at a storefront window that covers the majority of window surface area is defined as a 'Sign Wall' and requires a County sign permit. Will follow-up with RSFA Covenant Design Review Committee (CDRC) to coordinate with County as to the appropriate method to inform Village Real Estate offices requiring sign permits for their storefront windows that are covered with flat panel displays.
 - B. **Signage Along Del Dios Highway** – Discuss signage types/concerns along the Del Dios (Scenic) Highway corridor between Via Rancho Parkway and El Camino Del Norte. SDPG Member: Laurel Lemarie

L. Lemarie: No specific action at this time; will request N. Christenfeld to identify new advertising signs along the Del Dios Highway corridor that are not grandfathered into the scenic highway sign moratorium.
 - C. **County Small Cell Wireless Ordinance** – Vote on DRAFT planning group comments (addendum attached) already be submitted to the County before the end of the July 1st public comment period. SDPG Member: Beth Nelson.

B Nelson: Initiated discussion among member as to what errors, corrections, edits, and deletions are required for presenting as an approved final SDPG letter to PDS.
 - 7.) Replace 'that' with 'than'.
 - 8.) Emphasize maintaining height limits to 35 feet and discouraging allowable carrier 10% height increases per year.
 - 13.) Rewrite this comment to clarify that existing pedestrian/hiking/equestrian trail rights-of-way must remain clear of equipment boxes and undergrounding of equipment boxes be encouraged to improve neighborhood aesthetics and equipment noise.
 - 14.) Delete entire comment.

MOTION: D. Dill – recommend approval with comments incorporated noted above.

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SECOND: J. Zagara

VOTE: Yes: 7, No: 0, Abstain: 0, Absent/Vacant: 6

- D. **San Diego Surf Cup Sports Fields/former Polo Fields** – Located at 14989 Via De La Valle, Del Mar, CA 92014 (City of San Diego). Discuss facility activities that are having a negative impact on the surrounding SDPG area neighborhoods; additional traffic congestion on the already heavily impacted roads, Via De La Valle and El Camino Real, and noise pollution.

Group discussion of on-going impacts with the major impediment to successful mitigation being prevented by different governing jurisdiction. The Surf Cup facility is in the City of San Diego. The impacted residential neighborhoods are in un-incorporated County of San Diego.

D. Dill: Will request meeting with Supervisor Desmond in order to determine if the BOS has any influence over this current stalemate. Upon scheduling a meeting date, will invite representative from Fairbanks Polo Club HOA and Whispering Palms HOA to participate.

- E. **SANDAG San Diego Forward Regional Plan** – Discuss recently announced controversial plan to divert substantial amounts of general transportation funds exclusively for mass transit. Formulate (if necessary) a formal Planning Group position to submit to SANDAG during the public comment process.

MOTION: *L. Lemarie* to attend SANDAG meeting representing SDPG in opposing the SD Forward Plan.

SECOND: S. Williams

VOTE: Yes: 7, No: 0, Abstain: 0, Absent/Vacant: 6

- F. **DPW Special Events Ordinance Update** – Discuss changes noted in DPW email circulated and whether to request/invite a DPW representative to the next SDPG meeting to present. **Continue to August Meeting**

6. MAJOR PROJECTS AND LAND USE ITEMS:

- A. **PDS2018-VAC-18-003 Vacation - Open Space**. 4.66 acre lot with an existing residence at 20445 Fortuna del Sur, Elfin Forest, CA 92029, APN: 679-090-19, closest cross street: Sequest Trail. Owner: Todd Frank, 760-822-4360; Applicant's Representative: Rob Russell (Accurate Land Survey), 619-445-0110; County PDS Planner: Nicolas Gustafson, 858-495-5351; SDPG Member: Doug Dill, 760-420-7909.

Continue to August Meeting

- B. **PDS2019-MUP95-012W2 Olivenhain Reservoir Cell Site** - 1790 Rancho Summit Drive, Encinitas APN: 264-591-13. Landlord: Olivenhain Municipal Water District; Applicant: California Tower – Tenants AT&T and Verizon; Applicant Representative: Jill Cleveland (PlanCom), 760-420-4833; PDS Planner: Denise Russell, 858-694-2019; SDPG Member: Don Willis, 858-481-6922/Doug Dill, 760-420-7909.

D. Dill – Applicant relocating the position of the carrier antenna tower at the same time as upgrading equipment within the same site. Existing tower will be deconstructed. This OMWD water tank reservoir site was geographically isolated from residential dwelling units until recently. Shea Homes is now in process of constructing their 'The Oaks' subdivision immediately to the west and south of the OMWD site. It is appropriate for Shea homes to lead on the recommended aesthetics required to minimize the impacts to the future residents in very close proximity to this existing cell site.

MOTION: Recommend approval as presented with the following comments:

- 1.) Paint carrier generator building in a camouflaged color scheme such as 'Dull Dead Grass' color in order to minimize visual impact.
- 2.) Improve muffling of carrier generator noise during routine test cycling to minimize ambient noise in this very quiet setting.
- 3.) Utilize an appropriate broadleaf cell tower tree with color coordinated 'socks' covering antenna components.
- 4.) Establish a routine cell tower maintenance programs that replaces missing or faded leaves and socks.

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5.) Coordinate with Shea Homes to determine recommended landscaping and other visual mitigation that conforms to the developers architectural palette.
SECOND: S. Thomas
VOTE: Yes: 7, No: 0, Abstain: 0, Absent/Vacant: 6

7. ADMINISTRATIVE MATTERS:

- A. Community Reports
- B. Consideration and comments on circulation mail
- C. Future agenda items and planning
- D. Prospective & returning Planning Group members:
Sharon Fogg, board member on the Whispering Palms Community Council is now seated at SDPG. The Board of Supervisors' July 9th Meeting consent calendar includes her nomination as a voting member.
Still no SDPG member to fill Secretary position. Seat #13 continues to be vacant.
- E. Supply orders and reimbursement of expenses.

NOTE: The San Dieguito Planning Group currently has one vacancy, 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: 08/08/19 09/12/19 10/10/19 11/14/19 12/12/19 01/09/20

Doug Dill, Chair	760-420-7909	e-mail: theddills@att.net
Tim Parillo, Vice-Chair Secretary (OPEN)	415-238-6961	e-mail: tparillo@gmail.com

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Addendum – FINAL County Small Cell Wireless Ordinance Comments

July 12, 2019

San Dieguito Planning Group
P.O. Box 2789
Rancho Santa Fe, CA, 92067

Tara Lieberman
Land Use/Environmental Planner, Advance Planning
5510 Overland Avenue, Suite 310
San Diego California 92123

Re: Small Cell Wireless Facilities Ordinance

Dear Ms. Lieberman,

Below is the list of DRAFT San Dieguito Planning Group comments to the proposed zoning ordinance for Small Cell Wireless Facilities. At the next San Dieguito Planning Group meeting scheduled for 7:00pm, Thursday, July 11, 2019, we will formally vote to support this list of comments for submittal to the SD County PDS Advanced Planning.

Please note that since the new ordinance allows ministerial approval without comment by planning groups and/or homeowners' associations, and favors the right of way for installation, the community character of San Dieguito area may be adversely effected in places where the right of ways are used as trail easements for equestrian and hiking, as well as impacting the aesthetics of the San Dieguito area.

1. Make pre-application site visit a requirement.
Rationale: This will give participating parties an opportunity to ask all the appropriate questions and recommend any changes because of varying conditions.
2. Support Structure Removal and Performance Bond: Prior to the issuance of a building permit, the Applicant and the owner of record of any proposed new Tower or support structure shall, at its sole cost and expense, file with the Administrator a bond or other form of security that is acceptable to the County as to the type of security and the form and manner of execution, in an amount of at least \$75,000 for a Tower or \$20,000 for a support structure that is not a Tower, and with such sureties as are deemed adequate by the County to assure the faithful performance of the terms and conditions of this Ordinance and conditions of any Special Use Permit issued pursuant to this Ordinance. The full amount of the bond or security shall remain in full force and effect throughout the term of the Special Use Permit/ use agreement and/or until any necessary site restoration is completed to restore the site to a condition comparable to that which existed prior to the issuance of the original Special Use Permit.
3. The applicant will be limited to submitting only five (5) cell sites per application, with only one application per 48 hr. period.
Rationale: Applicant may overwhelm staff with applications, making it difficult to review within the application processing time limit.
4. The applicant will pick up building permits within 30 days of approval. Applicant will begin construction within 90 days of approval, else begin application process again or justify why extension needed.
Rationale: Prevents "warehousing" of permits by applicant, i.e., leaving many approved applications at County for pick up until convenient for applicant; this is inconvenient for staff. If construction doesn't begin within the allotted timeframe, applicant must submit new application or justify why they deserve extension.
5. The applicant will provide a letter verifying that the site/ applicant/carrier will comply with all Federal, State, County, and municipality rules and regulations. All FCC, FAA, OSHA and other federal regulations that require training, equipment, specific program development, caused by the installation of any portion of a

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Wireless facility, to include Small Cell installations, will be at the applicant's expense. The applicant will fund an Escrow account, held by the county, for the duration of the Permit/ agreement, funding for at least one half the total program's projected costs will be required as part of the application. The escrow account will be reviewed on a scheduled basis. The account will not go below a minimum of thirty-six (36) months of potential funding. The applicant/carrier will be contacted to fund the Escrow account for any and all the appropriate programs.

6. The applicant will provide one hundred (100) foot setback and Fall Zone in all areas and use Class 3 poles.
Rationale: If hit by a motorist, a lighter weight pole may fall onto road or structure, etc.
7. No site will be closer than one hundred (100) feet to any occupied residence/ structure. Additional set back rules for residential areas of a minimum of five hundred (500) feet apply.
8. Maintain height limitation of 35'.
Rationale: Discourage providers from being able to increase height by 10% per year; lower pole height will have less impact on Community Character.
9. Cell sites not to be located in "sensitive areas."
Rationale: There are areas within the County that are considered "Sensitive Areas." These areas can be quite extensive in certain locations. The "Pre-Application" meeting will mitigate/ eliminate the potential site placement in these areas.
10. Sound mitigation is required on equipment.
Rationale: Reduce the impact to Comment Character by insulating the equipment boxes. Equipment may be seen, not heard.
11. Applicants must work within County-approved Wireless Facilities Master Plans, where applicable.
Rationale: Some areas have Wireless Facilities Master Plans that specify a range of locations from Most Desirable to Least Desirable; provide aesthetic requirements, etc.
12. Where operating facilities in the County right of ways, facilities shall not impede use of public and private pedestrian/hiking/equestrian trails, including location of underground equipment.
Rationale: Facilities and equipment in trails may make the trails hazardous to use, thereby invalidating the County or local insurance on those trails.
13. When feasible, undergrounding of equipment boxes should be encouraged to improve neighborhood aesthetics and ambient equipment noise.
Rationale: Aesthetic elements are improved if equipment boxes are underground. However, vaults in pedestrian/hiking/equestrian trails make trails unsafe to use and may invalidate the County or local insurance on those trails.

Thank you for the opportunity for the San Dieguito Planning Group to comment on the proposed Small Cell Wireless Facilities Ordinance.

Sincerely,

Douglas Dill
Chair, San Dieguito Planning Group

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