

# SAN DIEGUITO PLANNING GROUP

7:00 pm, Thursday, September 22, 2022

## SPECIAL 'VIRTUAL' MEETING MINUTES

1. CALL TO ORDER 7:06pm  
Attendees: D. Dill, S. Fogg, P. Fisch, L. Lemarie, S. Williams, B. Nelson, J. Zagara, D. Willis  
Absent: J. Callow, N. Christenfeld  
Member Candidate: Jeff Dugdale
2. AGENDA REVIEW/OPEN FORUM  
*Bill Osborn* (audience): Request Palomar Medical Center Parking Structure Light Pollution issue added to October SDPG agenda.
3. GENERAL PLANNING ITEMS:
  - A. **Solaris (Eden Valley) Business Park Project.** Review and approve electronic SDPG NOP comment letter to the City of Escondido (Deadline for comments October 3<sup>rd</sup>, before next regularly scheduled SDPG meeting, October 13, 2022).  
*Project Description:* Located approximately 1 mile west of the Interstate 15 (I-15)/State Route (SR) 78 Freeway Interchange along Country Club Drive, APN: 228-400-06, -14, -15, -16, 22, -23 and 232-030-15; is a proposed Specific Plan which would provide for development of a business park with a range of allowable uses comprising up to 500,000 square feet of building space. Allowable uses would include light industrial, indoor manufacturing, storage, commercial office, medical office, and automobile dealership (indoor storage only). The project components include the Specific Plan, a Rezone, Tentative Tract Map, Development Plan/Precise Planned Development Plan, Annexation from the County to the City of Escondido, and an Environmental Impact Report with the City of Escondido as the Lead Agency. The project site consists of a 45.4-acres, mostly undeveloped property and abuts the City of Escondido limits on its eastern and northern edges. It is surrounded by development on all sides – the Palomar Medical Center to the southeast, single family residential development immediately to the south, east and north, commercial/light industrial business park uses to the west and an equestrian center and lower density residential development to the southwest. The project site has undergone alteration in the past and was previously cleared under a Habitat Loss Permit issued by the County of San Diego, with mitigation provided in the form of mitigation bank credits. Applicant Representative: James Whalen, (619) 683-5544; SDPG Member: Doug Dill, 760-420-7909.  
Comments to letter:  
*S. Williams:* Add rural (original) Harmony Grove to item #1. Include Elfin Forest as a community that uses Country Club as a possible exit route. The Eden Valley, Harmony Grove, Elfin Forest Fire Safe Council identifies Country Club as a primary northbound emergency exit.  
*B. Osborn* (audience): Describe light pollution mitigation measures (spillover) that will impact Eden Valley that includes a Dark Sky Policy in its community plan. Describe impacts of grading, structures, and storm water runoff.  
*J. Huston* (audience): How will the closing of the Highway 78 Barham ramp closing impact traffic flow? Previous development projects at this site (such as Jet Ridge) have failed due to geology constraints. How will this project succeed? Suggestion; provide large animal veterinarian services to Eden Valley residents while major grading, demolition, and boulder removal is occurring. This was provided by HGV developer to community during demo process. How will this new development be compatible to existing low-tech light industrial development?  
*B. Osborn* (audience): How will the existing houses on Country Club be effectively shielded from Solaris Lot 1? Previously, the same property owner proposed a vineyard and horse keeping operation on these parcels. How did the Industrial project materialize from the original proposal? How will the developer contribute to the community for the adverse impact of the proposed industrial park?  
MOTION (D. Dill): Approve Solaris NOP Letter with incorporating meeting comments.  
Second: S. Williams  
VOTE: Yes – 8; No – 0; Absent – 2 (Callow, Christenfeld); Vacancy - 3
  - B. **PDS2020-TM-5643; PDS2020-AD-20-011; PDS2022-STP-22-018, LOG NO. PDS2020-ER-20-08-008**

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Tentative Map (PDS2020-TM-5643), a Site Plan (PDS2022-STP-22-018), and an Administrative Permit (PDS2020-AD-20-011).

Review and approve electronic SDPG NOP comment letter to the County of San Diego (Deadline for comments October 3<sup>rd</sup>, before next regularly scheduled SDPG meeting, October 13, 2022).

**Project Description:** The Questhaven Project consists of a Tentative Map, Site Plan, Density Bonus Permit, and an Administrative Permit on approximately 89.23 acres. The Project consists of 76 single-family residential homes on 18.27 acres, recreation uses on 0.31 acres, and water quality detention basins on 2.4 acres. The Project also includes open space on approximately 63.9 acres that would provide for biological open space and fuel-modification zones. The Project is designed to cluster development in the northern portion of the Project site in order to allow for the development of residential uses while providing biological open space in the southern portion of the site. The Project also includes 0.09-acre of off-site clearing within an existing right-of-way. The Project proposes seven affordable housing units as part of the Density Bonus application. The Project density is consistent with the General Plan Designations of the property by calculating density on the property in accordance with the Density Bonus Program defined by State law and the County Zoning Ordinance. Zoning Use Regulations for the site is Rural Residential (RR) and Open Space (S80). The General Plan Designations for the Site are Semi-Rural (SR-1 and SR-10) and the General Plan Regional Categories for the site are Semi-Rural and No Jurisdiction. The Project is located in unincorporated San Diego County within the San Dieguito Community Plan Area on approximately 89.23 acres, immediately south and west of the City of San Marcos and east of the City of Carlsbad. Interstate 5 (I-5) is located approximately 5.3 miles west of the Project site. Specifically, the Project site is located south of San Elijo Road and east of Denning Drive. Access to the site would be from San Elijo Road to the north. An online/phone-in public scoping meeting/teleconference will be held to solicit comments on the NOP. This meeting will be held virtually on Tuesday, September 20, 2022, at 6:00 p.m. and will end by 7:30 p.m.

**D. Willis:** Are the La Costa Reserve trails used for equestrian and are the trails dedicated?

**P. Fisch:** Is this area covered by the San Dieguito Community Plan Dark Sky Policy?

**MOTION (D. Dill):** Approve NOP Letter with meeting comments.

Second: S. Fogg

**VOTE:** Yes – 8; No – 0; Absent – 2 (Callow, Christenfeld); Vacancy - 3

**NOTE: The San Dieguito Planning Group currently has THREE vacancies; Seat #8, Seat #10, 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:** 10/13/2022 11/10/2022 12/08/2022 01/12/2022 02/09/2023 03/09/2023

Doug Dill, Chair	760-420-7909	e-mail: theddills@att.net
Phil Fisch Vice-Chair	858-592-6758	e-mail: philipfisch@gmail.com
Secretary (OPEN)		

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