

# **PUBLIC NOTICE**

## **SAN DIEGUITO PLANNING GROUP**

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

**7:00 pm, Thursday, January 12, 2023**

### **Agenda --- 'VIRTUAL' MEETING**

**Place of Meeting:** Go to ZOOM Meeting Website (Invitation Link):

<https://us06web.zoom.us/j/85032738793?pwd=TVNEL3p2VndRT1NoUHZlaDJOVTNxQT09>

Meeting ID Number: **850 3273 8793**

Meeting Passcode: **52586**

You can access the County's digital document search engine by visiting

<http://www.sandiegocounty.gov/content/sdc/pds/doclibrary.html>

Matters on the agenda are NOT necessarily heard in the order listed. Continuances, if any, will be announced at the start of the meeting or may be contained in a final agenda. Time devoted to an item will vary depending on its complexity, importance to the group and public, and the length of the agenda

**NOTE:** Please complete a speaker slip if you wish to speak on an issue. (Including Open Forum)

1. **CALL TO ORDER/ROLL CALL (Seat #):**

- ☐ Don Willis (1) ☐ Sharon Fogg (2) ☐ Phil Fisch (Vice-Chair) (3) ☐ Laurel Lemarie (4)  
☐ Joe Zagara (5) ☐ Jennifer Callow (6) ☐ Susan Williams (7) ☐ VACANT (8)  
☐ Nicholas Christenfeld (9) ☐ VACANT (10) ☐ Douglas Dill (Chair) (11) ☐ Beth Nelson (12)  
☐ VACANT (13)

2. **AGENDA REVIEW**

3. **APPROVAL OF MINUTES:** Circulated to members in advance of meeting for initials/comments. Vote to be called at meeting.

4. **OPEN FORUM**

5. **GENERAL PLANNING ITEMS:**

A. **DPW transportation improvement projects on county-maintained road network in San Dieguito.** The San Diego County Department of Public Works requests identifying a prioritized list.

Project types:

- 1.) Road Reconstruction/Reconfiguration/New Road
- 2.) Bridges Repair/Reconstruction
- 3.) Sidewalk/Pathways/Pedestrian Access Ramps
- 4.) Drainage
- 5.) Traffic Signals
- 6.) Intersections

Draft list to be reviewed and discussed with possible vote. DPW Project Manager: Jim Bolz, 619-756-4199;

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SDPG Member: Doug Dill, 760-420-7909.

- B. **North County Multiple Species Conservation Plan (North County MSCP) Update.** This regional habitat conservation program focuses on balancing the protection of plant and animal species and the demand for housing, non-residential development, recreation, and agriculture in the unincorporated area. Presented by Stephanie Neal, Land Use/Environmental Planner, 619.510.5575
- C. **Regional Decarbonization Framework.** Does the SDPG wish to take a position on suggestions for zero-carbon solutions in our planning group area? SDPG Planner: Doug Dill, 760-420-7909.
- D. **Surf Cup/Polo Fields/Horse Park** – Status on current Surf Cup (over use) activities/status not in compliance with property title usage overlay, and related developments with adjacent 22<sup>nd</sup> DAA Horse Park. SDPG Lead: Beth Nelson, 858-765-2322.
- E. **AES Battery Energy Storage System (BESS) project proposal for Eden Valley.** AES is applying to the County for a permit to build an industrial Battery Storage facility in proximity to the San Diego Gas & Electric Palomar Energy Center 'peaker' plant in the City of Escondido. The site is in the unincorporated rural residential neighborhood of Eden Valley, 925 Country Club Drive. AES Representative: Ana Douglas, 813-482-5508; SDPG member(s): Susan Williams, 760.212.3280; Doug Dill, 760-420-7909.
- F. **San Dieguito Community Plan Outside Sports Field Dark Sky Policy.** Discussion of dark sky policy statements, in the BOS approved, 2011 Community Plan in regards to recent applications for lighted tennis courts as well as observed existing lighted tennis courts in the San Dieguito Community Planning Area. SDPG lead: Laurel Lemarie, 858-756-2835.

## 6. MAJOR PROJECTS AND LAND USE ITEMS:

- A. **PDS2021-VAR-92-001W1 Variance, Fuglesang-Vadakan Residence.** Applicant requesting a reduction in the front yard setback from 100 feet to approximately 96 feet for an addition to an existing single-family dwelling into the front yard setback. The property currently contains a guest house in the front yard setback which will be demolished to allow for an addition to the single-family dwelling. The proposed addition will encroach into the front yard setback less than the existing guest house. Project location: 6605 La Valle Plateada, RSF, CA 92067; APN: 266-320-50-00. Access would be provided via an existing private driveway connected to a private road easement connected to La Valle Plateada. Applicant Representative: Doug Mansfield, 949-218-0408; PDS Planner: Lauren Yzaguirre, 619-323-7021; SDPG Member: Laurel Lemarie, 858-756-2835.  
**Continued to January 2023 SDPG Meeting**
- B. **PDS2021-AD-21-008 Administrative Permit, Molnar Fence Modification.** Discuss updates since September 2021 SDPG recommendation vote concerning this Administrative Permit. Site location: 4722 Sun Valley Road, Del Mar, CA 92014; APN: 302-202-1100. Applicant: Dave and Lisa Molnar, 858-442-1599; Applicant's Representative: Derek Berg, 760-390-0007; PDS Planner: Michael Johnson, 619-952-2873; SDPG Member: Don Willis, 858-481-6922  
**Continue to January 2023 SDPG Meeting**
- C. **PDS2022-STP-21-038 - Coastal Administrative Permit for retaining wall.** Construction of a County Standard Type V Retaining Wall approximately 150' length, with a maximum height of 8'. 4592 Vista De La Patria, Del Mar, CA 92014, APN(s): 302-170-70-00, 302-170-71-00 & 302-170-72-00. Owner: Sequoia West Properties, J. Purdy, (858) 735-1683; Applicant Contact: David B. Parot (Sr. Engineer), 619-884-1765; PDS Planner: Michael Johnson, 619-952-2873; SDPG Member: Don Willis, 858-481-6922.  
**Continued to January 2023 SDPG Meeting**
- D. **PDS2022-VAR-22-048 - Akarman Residence Variance** - A new three-car garage on the front of an existing house; goes into the County 100' front yard setback. Fits well within the RSF 60' setback. Property location:

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6344 La Valle Plateada, RSF, CA 92067; APN: 266-321-03-00. Owner: Akarman Family; Applicant Representative: Scott Spencer, 858-459-8898; County PDS Planner: Alexandro Barrenechea, 619-323-8709; PDS Member: L. Lemarie, 858-756-2835.

**Continued to January 2023 SDPG Meeting**

- E. **PDS2022-AD-22-014 - Halabo Tennis Court Administrative Permit in RSF Farms area.** Construction of new illuminated tennis court at 15242 Caminito Maria, RSF, CA 92067, APN 303-051-35-00. Applicant: Sam Halabo, 619-972-7276; Applicant's Representative: Paul Ferandell, 858-395-7705; County Planner: Bruno Cavalieri, 619-323-8864; SDPG Member: Laurel Lemarie, 858-756-2835.

**Continue to January 2023 SDPG Meeting**

- F. **PDS2022-STP-22-019 Van Damm Residence Site/Grading Plans.** New 2 story construction, 7 bedrooms, 6 baths, (1) 1/2 bath, 2 car attached garage, 2 car detached garage, covered veranda, accessory dwelling unit. 1.26 acres parcel located at: 15179 Rancho Real, Del Mar, CA 92075, APN: 302-053-18-00. Owner/Applicant: Tim Van Damm, 858-663-0911; Applicant Contact: Scott Grunst (SMG Homes), 858-756-3553; PDS Planner: Jae Roland-Chase, 619-380-3130; SDPG Member: Don Willis, 858-481-6922.

**Continue to January 2023 SDPG Meeting**

7. **ADMINISTRATIVE MATTERS:**

- A. Community Reports
- B. Consideration and comments on circulation mail
- C. Future agenda items and planning
  - 1.) When to go back to live meetings based on the rescinding of the state of emergency (February 28, 2023) that had allowed for virtual meetings.
  - 2.) Elect 2023 Chair, Vice-Chair and Secretary.
  - 3.) All members are required to file the 2022-2023 Form 700 within 30 days of assuming office.
- D. Prospective & returning Planning Group members:
  - Secretary position OPEN
  - SDPG member seats #8, #10 and #13 are OPEN.
- E. Supply orders and reimbursement of expenses.

**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:**    01/12/2022    02/09/2023    03/09/2023    04/13/2023    05/11/2023    06/08/2023

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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