

# **PUBLIC NOTICE**

## **SAN DIEGUITO PLANNING GROUP**

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

**7:00 pm, Thursday, February 9, 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: **525856**

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.) IntersectionsDraft list to be reviewed and discussed with possible vote. DPW Project Manager: Jim Bolz, 619-756-4199; SDPG Member: Doug Dill.  
**Continue to February 2023 SDPG Meeting**
  - B. **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.

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SDPG Lead: Beth Nelson.

- C. **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.  
**Continue to February 2023 SDPG Meeting**
- D. **Non-permitted Backlit Wall Signs - 6012 and 6024 Paseo Delicias; 16921 Via de Santa Fe.** Discussion and possible suggestions for action to be taken by Planning Group concerning re-occurring problem of unpermitted backlit wall signs covering store front showroom windows in RSF Village retail district. SDPG Members: Beth Nelson, Laurel Lemarie.
- E. **Presentation by Architect of proposed modifications to The Francisco Building in RSF Village.** Presentation of conceptual design depicting proposed remodel of The Francisco Building, also known as Ashley's Market. Remodel is to preserve 100-year-old exterior while adding ground level and roof top dining areas, market, and event space. Located at 6015 Paseo Delicias, Rancho Santa Fe, CA 92067. The design has been submitted to the Rancho Santa Fe Association Art Jury. No application has been submitted to San Diego County PDS. Architect: Don Looney, 760-434-7966.

6. MAJOR PROJECTS AND LAND USE ITEMS:

- A. **PDS2021-LDGRMJ-30348 – Rancho Santa Fe Golf Course Major Grading Permit Application.** Update on unpermitted grading and any additional community comments not covered in previously prepared and submitted SDPG comment letter. The permit application was for grading at 5333 Via De La Cumbre, Rancho Santa Fe, CA 92067. Previously completed grading includes grading on the property and erosion control; with 40,250 cubic yards of excavation, 32,470 cubic yards of fill, 6,040 cubic yards of excavation shrinkage and 1,740 cubic yards of import. The comment period extension deadline is 4:00 pm, Friday, February 10, 2023. County Planner: Taylor Ryan, 619-346-5463; SDPG Member: Laurel Lemarie.
- 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.  
**Continue to February 2023 SDPG Meeting**
- C. **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: 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.  
**Continued to February 2023 SDPG Meeting**
- D. **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: Polina Mitcheom (619) 942-1376; SDPG Member: Laurel Lemarie.  
**Continue to February 2023 SDPG Meeting**
- E. **PDS2023-ZAP-23-001 AES Battery Energy Storage System (BESS) project Minor Use Permit - 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

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the unincorporated rural residential neighborhood of Eden Valley, 925 Country Club Drive, Escondido, CA 92029. APN: 232-491-12; 232-491-16; 232-491-17; 232-491-20. AES Representatives: Adam Furman, 714-814-7845; Ana Douglas, 813-482-5508; PDS Planner: Jae Roland Chase, 619-380-3130; SDPG member(s): Susan Williams; and Doug Dill.

**Continue to April 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.

**Continue to February 2023 SDPG Meeting**

- G. **PDS2023-MUP-23-002 New AT&T Mono-Pine Cell Site in Hacienda Santa Fe.** To be located at 17272 La Brisa, Rancho Santa Fe CA 92067 at Calle Dos Lagos; APN: 267-051-20-00. Applicant Contact: Carol Kincheloe, 619-488-0933; PDS Planner: Polina Mitcheom, 619-942-1376; SDPG Member: Don Willis.

**Continue to March 2023 SDPG Meeting**

- H. **PDS2022-Sunbelt Rentals Sign D Designator.** Resubmit recommendation to the County pertaining to applicant's submitted designs to the County for the proposed signage on an existing commercial structure. Modify original September 9, 2022 SDPG motion (rescinded at the November 10, 2022 SDPG meeting) to include backlit individual sign letters with NO exterior illumination including the existing mercury vapor security light on the front of the building. Located at 203 South RSF Rd., Encinitas, CA 92024, APN: 259-191-26-00, 3.92 acre parcel. Applicant: Justin Woodward (Complete Signs), 334-805-1024; PDS Planner: Devan Benchetrit, 858-495-5346; Doug Dill.
- I. **PDS2015-HLP-15-002 Habitat Loss Permit for Eden Valley Private Horse Keeping and Grape Planting Project.** Owners submitted to the City of Escondido to annex parcels (APN: 228-400-06, -14, -15, -16, 22, -23 and 232-030-15) into the City for the proposed Solaris Business Park. Meanwhile, grading to keep sensitive habitat from growing back has created a mud flow and sheeting runoff water directly on to Country Club Drive during heavy rain events. Adjoining 'downstream' properties impacted by mud and water flooding damage. PDS Planner: Gary Smith, 619-695-9159. SDPG member: Doug Dill.

## 7. ADMINISTRATIVE MATTERS:

- A. Community Reports
- B. Consideration and comments on circulation mail
- C. Future agenda items and planning
  - 1.) Returning to live meetings based on the rescinding of the state of emergency (after February 28, 2023) that had allowed for virtual meetings. Regular 'Live' meetings to be held at Cielo Fire Station meeting room.
  - 2.) April SDPG 'Live' meeting is scheduled for Harmony Grove Village Fire Station meeting room.
  - 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.

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**Future Meeting Dates:** 03/09/2023 04/13/2023 05/11/2023 06/08/2023 07/13/2023 08/10/2023

Doug Dill, Chair e-mail: theddills@att.net  
Phil Fisch Vice-Chair e-mail: philipfisch@gmail.com  
Secretary (OPEN)

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