

SAN DIEGUITO PLANNING GROUP

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

7:00 pm, Thursday, March 9, 2023

MEETING MINUTES

Place of Meeting: RSFFPD Station #4 Meeting Room, 18040 Calle Ambiente, Rancho Santa Fe, CA 92067

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 #): 7:07 PM
Don Willis (1), Sharon Fogg (2), Phil Fisch (Vice-Chair) (3), Laurel Lemarie (4), Joe Zagara (5), Susan Williams (7), Douglas Dill (Chair) (11), Beth Nelson (12)
Absent: Jennifer Callow (6), Nicholas Christenfeld (9),
Vacancy: (8), (10), (13)
2. AGENDA REVIEW
3. APPROVAL OF MINUTES: Circulated to members in advance of meeting for initials/comments.
February 9, 2023 meeting minutes.
MOTION (D. Dill): Approve with edits provided by B. Nelson.
Second: D. Willis
VOTE: 8 -Yes, 0 - No, Abstain – 0, Absent – 2, Vacant – 3
4. OPEN FORUM
Don Willis: Need contact information for 'the Gatlin' property owner of the parcel at the intersection of Via De La Valle and El Camino Real. The channel running through the parcel in dire need of landscape maintenance to remove obstructions to facilitate proper drainage.
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 May 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 22nd DAA Horse Park.

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SDPG Lead: Beth Nelson.

B. Nelson: Surf Cup facility expansion continues unabated. Large concrete pads have been observed being constructed.

- 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.

L. Lemarie: Working on inviting dark sky policy subject matter expert to discuss possible dark sky policy planning for the San Dieguito River Valley.

Continue to May 2023 SDPG Meeting

- D. **RSF Village Non-permitted Backlit Wall Signs.** Locations: 6105 La Granada; 6012 and 6024 Paseo Delicias; 16921 Via de Santa Fe. Current status on County code enforcement concerning re-occurring problem of unpermitted backlit wall signs covering store front showroom windows in RSF Village retail district. SDPG Members: Laurel Lemarie.

MOTION (L. Lemarie): Report infractions to San Diego County Code Compliance Enforcement

Second: J. Zagara

VOTE: 8 -Yes, 0 - No, Abstain – 0, Absent – 2, Vacant – 3

- 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.

Project team, *Don Looney, Peter Soutowood* of Platt/Whitehall Architects presented the building renovation design concept drawings that included a ground floor marketplace with restaurant and bar located on both ground level and on the roof top. RSF Board of Directors are in support of developing this concept.

Matt Power (property owner): Provided further vision of the business concept based on other similar commercial projects that he is involved with.

6. MAJOR PROJECTS AND LAND USE ITEMS:

- A. **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 April 2023 SDPG Meeting

- B. **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 April 2023 SDPG Meeting

- C. **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.

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Continue to April 2023 SDPG Meeting

- D. **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 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

- E. **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.
- D. Willis:* Last vacant lot in this cul-de-sac subdivision. To create a level building pad, retaining walls are necessary on either side the naturally sloped lot. Current residents have observed surface and underground water seepage occurring at the subject lot and surrounding slope areas in the neighborhood. Existing ground water has created impacts on residential septic systems 'downstream' from this slope. The proposed Van Damm residence will be on sewer.
- Kevin & Teri McHugh:* Original subdividers of the Rancho Real cul-de-sac residential parcels in 1979. Most houses built in the 1986-89 timeframe. Existing houses are in the 4k-5k square feet size with one at 6.4k square feet. The severe rains and resulting flooding of 1983-84 winter season created major septic tank failures in the neighborhoods below the Rancho Real subdivision. Surface water and drainage issues has been recognized as a historical condition in the area.
- Tim Van Damm (applicant):* He and his wife have six children and like the character of the neighborhood; no Mello-Roos, No HOA, cul-de-sac. They have invested in extensive soil and drainage inspection, civil engineering, landscape, and CMP testing, all to minimize impacts. Retaining walls are designed to minimize cut and fill into the hill.
- Jay Heiser (Geotechnical Exploration, Inc. – applicant's consultant):* Water issues noted are common drainage problems. There is no natural spring existing on the lot. Storm water capture and drainage design will capture water safely of a '1.5' raised lot to water table.
- Dan Valdez (Coffey Engineering – applicant's consultant):* Footing drains will handle ground water capture.
- Scott Grunst (applicant's architect):* Described the contemporary 2-story design.
- Larry Sheehan (Verde Design Group – applicant's landscape architect):* Described the low water use flora to be used.
- L. Lemarie:* Are there retention ponds to handle sub-surface water?
- J. Zagara:* How will rain water and drainage off the hillside be handled?
- Dan Valdez:* Combination of drain pipes and underground cistern will handle temporary rainwater storage.
- Mark Kieser:* Still studying draining design. Older houses above subject parcel do not have same drainage control restrictions.
- B. Nelson:* Can you describe the retaining wall design and heights along slope?
- Scott Grunst:* Height varies from 6 feet to 15 feet walls along slope. The intention is to clear the hillside of unfriendly vegetation with low water consumption native plantings.
- Kevin & Teri McHugh:* How much water will come off the newly developed lot on to our adjoining lower lot? Currently there is no water runoff from the undeveloped lot. What happens if runoff water on to our lot becomes a problem?
- Dan Valdez:* Under study with the County.
- Al Saven (resident):* Concerned about additional waterflow onto the McHugh residence and lower residence below the subject parcel.
- Jim Biedebach (resident):* The sewer general contractor went out of business due to dealing with construction problems related to a high-water table. There has been an historical water drainage issue in the area, even in the middle of the dry summer months. And the water is not potable.

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Wanda Dalry (resident): Concerned about protecting the hillside stability. Currently do not observe water runoff on the hillside, yet excess hillside water does appear to drain into Rancho Real storm drains.

Dan Valdez: Where does water drain from hillside?

Kevin & Teri McHugh: We are not experiencing runoff from the subject parcel at this point. Based on presented new home design, it appears runoff would be concentrated at the corner of the lot where the sewer easement is located. This could impact McHugh, Shelly and other residents downstream from subject parcel.

D. Willis: Corner of subject parcel where runoff is to be directed appears to be a significant concern.

L. Lemarie: Ratio of lot size to proposed 5200 square foot dwelling unit foot print, change in lot elevation, depth and height (up to 15') of retaining walls may impact existing problematic neighborhood hydrology described by Rancho Real residents.

D. Dill: What is the status of the County water study?

Mark Kieser: County water study still in process.

P. Fisch: Potential drainage issues with retaining walls proposed to be installed on common neighbor's property line.

J. Zagara: Share same potential drainage concerns.

S. Williams: Echo same concerns about (French?) drains that could be problematic to maintain. Have other options such as brow ditches evaluated?

B. Nelson: Should retaining walls be offset from McHugh's property line, allowing for landscaping masking of walls. How will the walls impact the acoustics/sound conditions of the McHugh's residence?

Scott Granst: Described retaining wall construction, design, color to match house.

S. Fogg: Retaining wall should be offset from property line to allow space for landscape installation to mask wall from neighbors.

MOTION (D. Willis): To deny with comments (below) as presented.

Second: S. Williams

Discussion of comments.

P. Fisch and J. Zagara approve with comments.

VOTE: 8 -Yes, 0 - No, Abstain – 0, Absent – 2, Vacant – 3

Comments:

- 1.) The plan indicates all water collected ultimately drains out on the sewer easement corner of the property. This could cause problems on the neighbor property and must not be allowed.
- 2.) Consider all retaining walls be moved off the property line to allow planting to hide the retaining wall. Taller sections should be stepped back to allow interim level of planting to hide the higher sections of wall.
- 3.) Retaining walls must be finished in earthtones to help hide the walls.
- 4.) Move or hide trash holding area located at street level to hide it from view.

- F. **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 May 2023 SDPG Meeting

- G. **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.
Continue to May 2023 SDPG Meeting

- H. **PDS2023-HLP-23-001 - Habitat Loss Permit - Aliso Canyon.** Location: 18531 Aliso Canyon Road, Rancho Santa Fe, CA 92067; 30.73 acres; APN 265-270-84. This proposed subdivision into 8 residential lots and 1 street lot. There is 4.8-acres of existing Diegan Coastal Sage Scrub habitat on the parcel. The proposed subdivision would impact 2.5-acres of this habitat on-site and < 0.1-acre off-site. Off-site mitigation

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in the amount of 5.2-acres (a 2:1 ratio) is proposed to mitigate for these on-site and off-site losses of 2.6-acres of Diegan Coastal Sage Scrub. Anytime a site contains Coastal Sage Scrub, a Habitat Loss Permit is required. Owner: El Paso One, LLC, (951) 547-9854; Applicant Contact: Gretchen Cummings, 619-729-6188; PDS Planner: Kendalyn White, 619-323-4122; SDPG Member: Joe Zagara.

Continue to May 2023 SDPG Meeting

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. Finish your annual PDS and (every 2-years) ethics training requirements ASAP.
- 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.

8. ADJOURN: 10:40 pm

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: 04/13/2023 05/11/2023 06/08/2023 07/13/2023 08/10/2023 09/

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

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