

# **PUBLIC NOTICE**

## **SAN DIEGUITO PLANNING GROUP**

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

**7:00 pm, Thursday, April 13, 2023**

### **MEETING AGENDA**

**Place of Meeting:** Harmony Grove Village RSFFPD Station #5 Meeting Room, 2604 Overlook Point Road, Escondido, CA 92029

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 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 22<sup>nd</sup> DAA Horse Park. SDPG Lead: Beth Nelson.

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- 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 April 2023 SDPG Meeting*

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.

*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. **PDS2023-MUP-23-002 New AT&T Mono-Pine Cell Site in Rancho del Rio.** 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*

- F. **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: Peter Lapsiwala, 619-323-4048; PDS Planner: Jason Neagles, 858-495-5201; SDPG Member: Doug Dill.

*Continue to April 2023 SDPG Meeting*

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- G. **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 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 April 2023 SDPG Meeting**

- H. **PDS2023-STP-22-026 - Dish Network Telecom Site Plan - RSF Village roof top.** 6119 La Flecha at the intersection with La Granada, RSF, CA 92067. APN: 266-824-06-00. Installation of a wireless telecommunication facility on the rooftop of an existing office-commercial building. The project will include the installation of three panel antennas within two faux chimneys enclosures. Installation of RRH and surge suppressor units behind existing parapet walls. Installation of a single cabinet, power and telco boxes on a roof platform. Install conduits for power and telco from the electrical and telephone equipment room. Applicant Name: Dish Wireless, (949)482-8020; Applicant Contact: Franklin Orozco, (619) 632-2569, [franklin@blk-rock.com](mailto:franklin@blk-rock.com); PDS Contact: Julia Hill, [Julia.Hill@sdcounty.ca.gov](mailto:Julia.Hill@sdcounty.ca.gov); SDPG Member: Don Willis.

**Continue to May 2023 SDPG Meeting**

- I. **PDS2023-TPM-21327 – Cassell Lot Split Tentative Parcel Map.** Located at 5427 La Crescenta, Rancho Santa Fe CA 92067; APNs: 265-062-16 & 17. Subdivide an existing 5.81 Ac parcel into two separate parcel of 2.86 Ac and 2.95 Ac. An existing SFR on the northerly portion of the parcel shall remain, and the new parcel will be vacant but intended for a SFR new construction home. Owner: Glenn Cassell III, 949-212-8950; Applicant's Contact: Matthew DeVincenzo, 858-597-2001; PDS Planner: Mary Piscitelli, 619-629-6849; 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.) Reminder - regular 'Live' meetings held at Cielo Fire Station meeting room.
  - 2.) April SDPG 'Live' meeting will be at 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.

**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:**    05/11/2023    06/08/2023    07/13/2023    08/10/2023    09/14/2023    10/12/2023

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

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