

PUBLIC NOTICE

SAN DIEGUITO PLANNING GROUP **P.O. Box 2789, Rancho Santa Fe, CA, 92067** **Thursday, June 12, 2025, 7:05 p.m., call to order** **MEETING MINUTES**

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

1. **CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE (Seat #):**
Present: Don Willis(1), Phil Fisch (Vice-Chair)(3), Laurel Lemarie(4), Jennifer Callow(6), Susan Williams(7), Lorraine Kent (8), Nicholas Christenfeld (9), Thomas Velky (10), Douglas Dill (Chair) (11), Beth Nelson (12),
Absent: Sharon Fogg (2), Joe Zagara (5)
VACANT (13)
2. **AGENDA REVIEW**
3. **APPROVAL OF MINUTES:** Circulated to members in advance of meeting for initials/comments. Vote to be called at the meeting.
4. **OPEN FORUM** – Comments by (S. Williams) (D. Dill) on Valiano Project meeting: lawsuit settled, allowing progress on the project up to 240 dwelling units (east side of Eden Valley). The planning group recommended denial due to the lack of traffic controls (trail systems), an evacuation study, and a traffic study. The primary concern from residents is fire evacuation.
5. **GENERAL PLANNING ITEMS:**

A. Update to Lake Hodges Deteriorating Condition. State orders to lower water levels for reservoirs with poorly maintained dams have created an environmental crisis at Lake Hodges. Lake Hodges birds have had to relocate their rookeries elsewhere, and a fish die-off has occurred. As the water levels drop, the lake's stench increases as the surrounding organic debris decomposes and cannot circulate and break down properly. Presenter: Robert Dudley, Citizens Advisory Council of The San Dieguito River Park, JPA.
Continue to July 2025 SDPG Meeting

B. La Valle Coastal Club Facility Night Time Light Pollution. Discuss ways to reach out to the recently renovated facility that now operates new, brighter nighttime outdoor lighting that impacts surrounding residential neighborhoods. Located in the Whispering Palms area at 5690 Cancha de Golf, Rancho Santa Fe, CA 92091. Can the facility follow the San Dieguito Community Plan dark sky policy to minimize its impact on surrounding neighborhoods that also follow the dark sky policy? SDPG Member: Beth Nelson.
Update: The County conducted a site visit, finding it exceeded standards; therefore, a violation case was opened. Currently working with the applicant, who has applied for a large-scale alteration permit.
6. **MAJOR PROJECTS AND LAND USE ITEMS:**

A. PDS2024-STP-24-016 Rancho Diegueno Road Site Plan. New construction of 2 2-story type V single-family residences (15,165sf) and attached 3-car garage (965sf), and attached 8-car garage (3,515sf) on 12.46 acres. New construction of type V Horse Keeping Facility (3,345sf), Accessory Structure (1,740sf). Site scope to include connection to sewer, utilities, foundation, soil stabilization, and cart path connection

Public Disclosure

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

Access and Correction of Personal Information

You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.

between upper and lower lot areas conforming to Minor Deviation from plot plan, Major Use Permit P83-047WM dated 2/14/96. Location: 5872 Rancho Diegueno Road, Del Mar, CA 92014 (at Rancho Valencia Road); APN: 302-303-16-00. Applicant Name: Robert Walker and Lola Tram, 858-234-3399; Applicant Rep/Contact: Erika Gretler, (858) 232-7793; PDS Planner: Benjamin Cereceres, (619) 539-6135; SDPG Member: Joe Zagara.

Continue to July 2025 SDPG Meeting

- B. **PDS2024-STP-24-017 Sawtooth Residence Site Plan.** New two-story single-family residence with attached junior ADU, attached covered patio, and attached garage; detached garage and ADU; swimming pool, and spa; site grading and landscaping, entry gate. Location: 4832 Linea Del Cielo near Paseo Primero, Rancho Santa Fe, CA 92067, APN: 268-220-18-00. Applicant: Shane Felker, 858-299-3505; Applicant Contact: Brian Church, 858-793-3437; PDS Planner: Aidan Pulley, 619-972-8234; SDPG Member: Laurel Lemarie.

Continue to July 2025 SDPG Meeting

- C. **PDS2025-TPM-21474 Harmony Grove Village Lot-Split.** Discuss the implications of this SB-9 Subdivision for the entire planning group area. Address: 21820 Gallop Way, Harmony Grove Village, CA 92029, APN 235-624-01. Parcel 1: 17,150SF; Parcel (new lot) 2: 13,450 SF. Applicant: Rajan Sachdeva, 508-542-0353; PDS Planner: Kamden J. Carrillo-Hough; SDPG Planner: Susan Williams.

Continue to July 2025 SDPG Meeting

- D. **PDS2025-SPA-25-001 Harmony Grove Village Live/Work Units.** 29 Live/Work dwelling units to be located on two existing vacant commercial parcels (APN 235-571-17 and 235-570-56) located at Country Living Way and Trail Blazer Lane. Applicant: HG NK Investors, LLC, NUWI Capital Inc., Atlantis Group, 310-420-8849; Project Contact: Jeannette Temple, 619-861-6734; PDS Planner: Aidan Pulley, 619-972-8234; SDPG Member: Susan Williams.

Continue to July 2025 SDPG Meeting

- E. **PDS2025-STP-25-010 Renaissance Site Plan.** New Accessory Structure (Garage/Gym), 4730 square feet. Existing single-family residence with attached garage and detached ADU (9715 square feet). Location: 16640 El Camino Real, Rancho Santa Fe, CA 92067, APN: 268-010-05-00. Contact: Karl Voigtlander, 760-877-8248; PDS Planner: Cathleen Phan, 619-756-5903; SDPG Member: Beth Nelson.

SDPG Comments: Members expressed a preference for the restoration of the as-built golf areas and for the 25 % slope incursions to occur as soon as possible after the plan is approved and permits are issued, rather than at the end of the project (the areas not affected by the construction of the new structure below).

MOTION: B. Nelson: Approval with recommendation conditions (as follows)

SECOND: L. Lemarie

Recommended conditions of approval: Due to the project's location within the Escondido Creek Resource Conservation Area of the Coastal Zone, it is subject to the Local Coastal Program (Land Use Plan), and the landscaping should be consistent with this plan:

- There should be minimal disturbance to the landscape outside of the grading envelope to preserve the rare and natural species present, slopes, and drainage, and to reduce soil erosion and runoff. County Landscape Specialist shall review and approve (in process).
- There should be no disruption of or encroachment into 25% slope zones; the as-built golf areas previously built within these 25% slopes should be removed, and the areas restored per a mitigation plan approved by the County (in process).
- Any artificial materials, such as fake boulders or artificial turf, should be removed and replaced or restored with vegetation consistent with the Land Use Plan (i.e., native, drought-tolerant, and non-invasive).
- There should be consistency between the San Dieguito Community Plan's Natural Habitat Protection Goal (p. 64) and the implementation of its associated policies (p. 66), as well as the Soils Goal (p. 66) and its associated policies (p. 67).

Public Disclosure

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

Access and Correction of Personal Information

You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.

- These items should be completed before the final inspection to certify compliance, before issuing a Certificate of Occupancy.

VOTE: Yes: 10, No: 0, Abstain: 0, Absent: 2, Vacancy: 1

- F. **PDS2024-AD-24-006 Felix Oversized Barn Santa Fe Valley.** Re-hear and re-vote - Proposed 1296 sq. ft. oversized accessory use barn. Located at 8120 Artesian Road, San Diego, CA 92127; APN: 267-147-07-00. Applicant/Contact: Kelly & Alison Felix, 760-688-8984; PDS Planner: Martha Elena Sanchez, 619-495-8517; SDPG Member: Phil Fisch.

Audience Comments: Architect Jeffery from J Build Company discussed the past review on the denial of the Barn, and a code enforcement order attached to the property **before the current homeowner** purchased it. There are no existing changes to the property being proposed; however, to come into compliance, a 577-square-foot issue needs to be addressed, as it exceeds the allowable square footage under the accessory administrative permit.

Applicant Kelly Feliz discussed working to resolve this issue to the satisfaction of everyone.

John McLenbery attended only if a new barn was proposed, since no barn was then moot on the project.

SDPG Comments: The planner is comfortable with the approval and has verified the mezzanine count; therefore, SDPG members support the overage, as the new homeowner has been diligent in correcting the inherited code enforcement issue.

MOTION: P. Fisch: Approve as presented.

SECOND: D. Dill

VOTE: Yes: 10, No: 0, Abstain: 0, Absent: 2, Vacancy: 1

- G. **PDS2025-AD-25-010 Agricultural Brush and Clearing Permit.** Clear disturbed area historically used for horticultural and nursery purposes. Location: 9582 Del Dios Highway, Escondido, CA 92029, at Mount Israel Road, APN: 272-060-30. Project Contact: Christopher Miller, 858-436-5386; County Planner: Kamden Carrillo-Hough; SDPG member: Nicholas Christenfeld.

SDPG Comments: N. Christenfeld gave a summary of the reason for the permit.

MOTION: N. Christenfeld: Recommend as presented.

SECOND: D. Dill

VOTE: Yes: 10, No: 0, Abstain: 0, Absent: 2, Vacancy: 1

7. ADMINISTRATIVE MATTERS:

- A. Community Reports
 - a. Update on Surf Cup training facility field. There are new shipping containers on the field. The neighboring homeowners have a new attorney, and a trial date is set for December 5, 2025.
 - b. Traffic problem on **Via de Santa Fe** (between Via de la Valle and Cazada de Bosque). Request that TAC look into traffic and speed issues. D.Dill to provide a letter to TAC for the SDPG to vote on at the July 10, 2025, meeting.
 - c. Request to have the County CIP group present to SDPG, as outreach meetings have been cancelled due to staffing issues.
- B. Consideration and comments on the circulation mail: none
- C. Future agenda items and planning : (see community reports)
- D. Prospective & returning Planning Group members: Kelli Hillard attended 2nd meeting
SDPG member seat #13 is OPEN.
- E. Supply orders and reimbursement of expenses: none
- F. **ADJOURNMENT- 8:40 pm**

Public Disclosure

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

Access and Correction of Personal Information

You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.