

PUBLIC NOTICE

SAN DIEGUITO PLANNING GROUP

Thursday, August 14, 2025, 7:05 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 #):**
Don Willis (1), Phil Fisch (Vice-Chair) (3), Laurel Lemarie (4), Joe Zagara (5), Jennifer Callow (6), Lorraine Kent (8), Nicholas Christenfeld (9), Thomas Velky (10), Douglas Dill (Chair) (11), Beth Nelson (12), **Absent:** Sharon Fogg (2), Susan Williams (7), VACANT (13)
2. **AGENDA REVIEW**
3. **APPROVAL OF MINUTES:** Circulated to members in advance of the meeting for initials/comments. Vote to approve on July 10, 2025. Vote: Yes: 9, No:1, Abstain: 0, Absent: 2
4. **OPEN FORUM** - L. Lemarie attended the TAC meeting advocating lowering the speed limit to 35 mph on Ramblas de las Flores. D. Willis noticed story poles along Via de la Valle and Calzada del Bosque (Silvergate Project) and asked if plans had been sent to the county or fire department yet.
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 go elsewhere for their rookeries, and there is a fish die-off. As the water levels drop, the lake's stench increases as the surrounding organic debris in the lake decomposes and cannot circulate and break down properly. Presenter: Robert Dudley, Citizens Advisory Council of The San Dieguito River Park, JPA.
Update: N. Christenfeld read that there are no plans for the City of San Diego to repair the San Dieguito Dam or to remove the Dam.
 - B. **Fairbanks Ranch Request for Widening San Dieguito Road Shoulders.** Request support from SDPG for San Dieguito Road improvements. At three locations: the intersection of Circa Del Norte, the intersection of Circa, and Circa Del Sur. SDPG Member: Doug Dill **Update:** Fairbanks Ranch HOA is requesting Planning Group Support on road improvements.

MOTION: D. Dill: Approval for SDPG Chair to send letter to support TAC evaluating Fairbanks Ranch HOA Road Request.
SECOND: N. Christenfeld
VOTE: Yes: 10, No: 0, Abstain: 0, Absent: 2, Vacancy: 1

 - C. **Surf Cup/Polo Fields/Horse Park/Surf Del Mar Sports Complex – C. Surf Cup/Polo Fields/Horse Park/Surf Del Mar Sports Complex** – Status concerning latest Surf Cup/Polo Fields developments.. Current activities at Surf Cup (overuse) are not in compliance with property lease/deed restrictions, along with related developments involving the adjacent 22nd DAA Horse Park and the proposed Del Mar Sports Complex. SDPG Member: Beth Nelson. **Update:** The City of San Diego will vote on a resolution regarding the deed restrictions after the August recess. SDPG has written a letter to "adhere to the grant deed".

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Community members are encouraged to write letters to the City of San Diego opposing excessive use.

D. County of San Diego Department of Public Works San Dieguito Capital Improvement Plan. County to present plans for new infrastructure in the San Dieguito area. County staff to discuss ongoing projects in the San Dieguito planning neighborhoods. Q&A concerning these infrastructure projects. County staff presenter(s) TBD. **UPDATE:** D.Dill inquired about having County staff attend our meeting to discuss ongoing projects in the San Dieguito Planning neighborhoods. The County requested the Planning group to submit a group list of Capital improvement projects. The chair asked for last year's Planning group list for Capital Improvements. SDPG plans to review and discuss at the next meeting.

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E. RSF Village Chronic Groundwater Runoff Issues. Ongoing issues along Paseo Delicias and El Tordo are affecting residents and roads. Concerns about groundwater, the water table, and potential flooding. Request DPW to study the problem to determine if it can be resolved or mitigated with improved drainage infrastructure.

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6. MAJOR PROJECTS AND LAND USE ITEMS:

- A. **PDS2024-STP-24-017 Sawtooth Residence Site Plan.** A new two-story single-family residence with an attached junior ADU, covered patio, and garage; detached garage and ADU; swimming pool, and spa; site grading and landscaping; and an 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; Contact: Brian Church, 858-793-3437; PDS Planner: Aidan Pulley, 619-972-8234; SDPG Member: Laurel Lemarie.

Applicant: The applicant was asked to attend the planning group meeting, but did not appear.

SDPG Comments: L. Lemarie presented the plans and reviewed non-compliance issues with community character requirements. The submitted plans were not consistent with the approval requirements from the community HOA. The presentation included the 'R' designator requirements, the slope, and natural habitat within deeded Open Space and grading issues within both HOA and County setbacks without a Variance. Discussion followed regarding the applicant's absence from the meeting and Lemarie's multiple requests of the applicant's representative for slope analysis and updated site plans reflecting HOA approval requirements. The planning group expressed willingness to re-hear the project should revised site plans be submitted showing that the HOA community requirements are met.

MOTION: L. Lemarie- Recommend denial of the site plan, sport court, and path because the project is not consistent with community character or 'R' Designator requirements for the following reasons:

- The required removal of entry wing walls, to be replaced with peeler poles and coated chain-link fencing, was not reflected in the submitted plans and was a requirement for community HOA approval.
- Submitted site plans did not reflect the community approval requirements of no grading within RSFA setbacks, nor ask for a Variance to grade within the County setbacks (sport court).
- Local Coastal Program Policies 21 and 22 provide for habitat protections, except in cases of reasonable use. A sports court and path through deeded Open Space with extreme slopes was deemed Unreasonable, and so fails that 'R' Designator condition.
- The deeded Open Space is used by local wildlife, and has rare and endangered coastal sage and scrub and coastal mixed chaparral. "R' Designator Soil Policies state that unaltered land with slopes 25% and greater and at least 1000 square feet in area shall be retained in the natural state. Because the property has at least sixty times that area in an unaltered natural state, the proposed sport court and path fail that 'R' Designator requirement.

Motion: L. Lemarie

Second: D. Dill

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VOTE: Yes: 9, No: 1, Abstain: 0, Absent: 2, Vacancy: 1

- B. **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.

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- C. **PDS2015-GPA-15-002, PDS2015-SP-15-002, PDS2015-REZ-15-003, PDS2015-TM-5600, PDS2015-MUP-15-008, PDSXXXX-HLP-XXX, LOG NO. PDS2015-ER-15-08-006; SCH NO. 2015081071 Harmony Grove South.** PDS recommends approval of the project and is now proceeding to the Planning Commission meeting scheduled for August 22nd. The project proposes a mixed-use development, including 453 single-family and multi-family residential units and 5,000 square feet of commercial/civic uses; 35 acres of biological open space; four acres of public and private parks; public trails, and a wastewater treatment facility site. Located on the DEADEND segment of Country Club Drive south of Escondido Creek; APN 235-011-06 and 238-021-08, 09, 10. Applicant: RCS – Harmony Partners, LLC; PDS Planner: Cathleen Phan, 619-756-5903; SDPG Member: Doug Dill, Susan Williams.

SDPG Comments: D. Dill updated the project history and the planning group's previous denial. Discussion followed on who holds the decision-making authority and questions arose about the Fire Dept's approval of a development with 453 homes, which has high fire risk and only one way in and out.

Audience: M. Stabley asked if there is a plan to shelter in place or evacuate. There are concerns that sheltering in place would only apply to half of the people living in the development, while the other half would evacuate.

MOTION: D. Dill: Approve the SDPG Chair to prepare a letter of opposition or to file an appeal with the appropriate decision-making body.

SECOND: N. Christenfeld

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

7. ADMINISTRATIVE MATTERS:

- A. Community Reports:
- a. N. Christenfeld's notice of "Jam for the Dam 2025" fundraiser put on by the Friends of Lake Hodges to take place on Oct. 4 at 4 pm
 - b. B. Nelson update on attending the webinar from the County on AB 1033, allowing ADUs to be sold as condos. In a separate HOA meeting with the Fire Department, it was discussed that the Fire Department takes precedence over ADU law for defensible space, etc.
- B. Consideration and comments on the circulation mail
- C. Future agenda items and planning
- D. Prospective & returning Planning Group members: Michael Stapley has attended our meeting to become a prospective SDPG member. Seat #13 is OPEN.
- E. Supply orders and reimbursement of expenses.
- F. **ADJOURNMENT- 9:18 pm**

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