

PUBLIC NOTICE

SAN DIEGUITO PLANNING GROUP

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

7:00 pm, Thursday, September 11, 2025

MEETING MINUTES

Place of Meeting: RSFFPD Station Number 4, Training 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.

1. **CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE (Seat #):**
Present: Don Willis (1), Sharon Fogg (2), Phil Fisch (Vice-Chair) (3), Joe Zagara (5), Jennifer Callow (6), Susan Williams (7), Nicholas Christenfeld (9), Thomas Velky (10), Douglas Dill (Chair) (11), Beth Nelson (12), VACANT (13)
Absent: Laurel Lemarie (4), Lorraine Kent (8)
2. **AGENDA REVIEW**
3. **APPROVAL OF MINUTES:** No previous meeting minutes circulated for sign-off/approval.
4. **OPEN FORUM**
Don Willis: Has anyone seen the 'story' poles installed on the old Mabee estate? Apparently put up to illustrate the proposed Silvergate senior living project. The scale and size indicated by the poles is huge.
Beth Nelson: My understanding is that the RSFFPD has not reviewed the proposal and as of this date, the County has not received any request to submit project by the applicant.
5. **GENERAL PLANNING ITEMS:**
 - A. **Update to Lake Hodges Deteriorating Condition.** State order to lower water levels for reservoirs with poorly maintained dams has 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 lower, the lake stench is increasing 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.
Continue to October 2025 SDPG Meeting
 - B. **Surf Cup/Polo Fields/Horse Park/Surf Del Mar Sports Complex** – Status concerning latest Surf Cup/Polo Fields developments. Current Surf Cup (over use) activities/status; not in compliance with property lease/deed restrictions, and related developments with adjacent 22nd DAA Horse Park and proposed Del Mar Sports Complex. SDPG Member: Beth Nelson.
Beth Nelson: Anticipate in the next month a San Diego City Council vote on the Resolution to remove the deed restrictions from the Polo Fields parcels. RSFA has sent a letter of opposition to the City of San Diego. It appears a gasoline fuel storage tank has been installed on site. It is unknown if that has gone through a permitting process.
 - C. **County of San Diego Department of Public Works San Dieguito Capital Improvement Plan.**

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County to present about plans for new infrastructure in the San Dieguito area. County staff to discuss on-going projects in the San Dieguito planning neighborhoods. Q&A concerning these infrastructure projects. County staff presenter(s) TBD.

Audience input: Drainage problem at La Granada and Avenida Maravillas.

- D. **RSF Village Chronic Groundwater Runoff Issues.** Ongoing issues experienced along Paseo Delicias and El Tordo impacting residents and roads. Concerns about ground water and the water table, and potential flooding. Request DPW study the problem to see if it can be resolved or mitigated with improved drainage infrastructure.

Residents from affected area provided comments:

Catherine Clark: There is a long history of an unusually high-water table in the Village area dissected by Paseo Delicias as the highest elevation where problems occur to the north and south slopes of the Village.

Ursula & Don Urban: we experience chronic foundation water intrusions all year long regardless of season (El Tordo).

Mary Drake: The high water table has created a sinkhole under my patio.

Andrew Clark: Constant water run-off on to El Tordo as created road recontraction.

Rory Kendall: We've asked for the water department to check aging water pipes on Paseo Delicias for possible chronic leaks (without success).

- E. **RSFA Speed Limit Reduction Priorities.** Infrastructure recommendations for speed limit reduction priorities for County maintained roads in the RSF covenant area. Contact: Danny Lines, RSFA.

Continue to October 2025 Meeting

6. MAJOR PROJECTS AND LAND USE ITEMS:

- A. **PDS2025-TPM-21474 Harmony Grove Village Lot-Split.** Discuss 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.

Continued from August 2025 SDPG Meeting

Susan Williams: State governs lot-splits now. The HGV HOA prohibits lot-splits. I am trying to confirm if the RSFFPD commented on the necessity for the 30-foot setback requirement. Still in the County approval process.

Don Willis: We had a similar lot split situation in Sun Valley. The HOA sued and lost in court.

- B. **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.** The Planning Commission recommended approval of the project to the BOS. This project will be on the October 1st BOS meeting agenda. 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.

Continue to September 2025 SDPG Meeting

- C. **Rancho Sandwich and Creamery Blade Sign Exception.** Request for Exemption of the RSF Village D Designator. Location: 6110 El Tordo Road, Rancho Santa Fe, CA 92067, APN 266-262-09-00. Owner's Name: Rancho Pioneer Partners, LLC; Applicant representative: Kaitlyn Favor, 619-376-0092; PDS Planner: Devan Benchetrit, 619-840-4805; SDPG Member: Lorraine Kent

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Continue to October 2025 SDPG Meeting

- D. **PDS2025-HLP-25-002 Questhaven TM Habitat Loss Permit.** Approved 76 dwelling unit subdivision map. Impact to Diegan coastal sage scrub occupied by California Gnatcatcher. Located south of San Elijo Road at east of Denning Drive, San Marcos, APNs: 223-080-46-00, 223-070-08-00, 223-070-07-00. Project Contact: Greg Mason, 619-284-3815; PDS Planner: Kendalyn White, 619-323-4122; SDPG Member: Doug Dill.

MOTION (D. Dill): Recommend habitat loss permit as presented.

SECOND: Susan Williams

VOTE: YES: 8, NO: 1 (Willis), ABSTAIN: 1 (Velky), ABSENT: 2, VACANT: 1

7. **ADMINISTRATIVE MATTERS:**

- A. Community Reports
- B. Consideration and comments on circulation mail
- C. Future agenda items and planning
- D. Prospective & returning Planning Group members:
Member vote for seat #13 candidate, Kelli Hillard.
Phil Fisch: Understanding the differences between the Art Jury and County approval criteria.
Sharon Fogg: Become very familiar with the other areas of the planning group.
Don Willis: The pace of SDPG recommendations are dictated by County approval deadlines.
MOTION (D. Dill): Recommend Kelli Hillard for SDPG vacant Seat 13.
SECOND: Beth Nelson
VOTE: 10 – YES; 0 – NO; 0 – ABSTAIN; 2 – ABSENT; 1 - VACANT
- E. Supply orders and reimbursement of expenses.

NOTE: The San Dieguito Planning Group currently has ONE vacancy; 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 10/09/2025 11/13/2025 12/11/2025 01/09/2026 02/12/2026 03/12/2026

Doug Dill, Chair	e-mail: theddills@att.net
Phil Fisch Vice-Chair	e-mail: philipfisch@gmail.com
Lorraine Kent Secretary	e-mail: rsfkent@gmail.com

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