

MEETING MINUTES

SAN DIEGUITO PLANNING GROUP

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

7:05 pm, Thursday, November 13, 2025

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

1. **CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE (Seat #):**
Present: Sharon Fogg (2), Laurel Lemarie (4), Joe Zagara (5), Jennifer Callow (6), Susan Williams (7), Lorraine Kent (Sec.) (8), Nicholas Christenfeld (9), Thomas Velky (10), Douglas Dill (Chair) (11), Beth Nelson (12), *Absent:* Don Willis (1), Phil Fisch (Vice-Chair) (3)
2. **AGENDA REVIEW**
3. **APPROVAL OF MINUTES:** Circulated to members in advance of the meeting for initials/comments. Vote to approve the October 9, 2025. **Vote:** 9-yes, 0- No, 3-Absent
4. **OPEN FORUM** - None
5. **GENERAL PLANNING ITEMS:**
 - A. **RSF Village Chronic Groundwater Runoff Issues.** Ongoing issues along Paseo Delicias and El Tordo are affecting residents and roads, including concerns about groundwater and the water table, and potential flooding. Request that DPW assess the issue to determine whether it can be resolved or mitigated through improved drainage infrastructure.
Continued to December 2025 SDPG Meeting
 - B. **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.
Continued to December 2025 SDPG Meeting-awaiting county staff presenter(s)
 - C. **Surf Cup/Polo Fields/Horse Park/Surf Del Mar Sports Complex** – Status concerning the latest Surf Cup/Polo Fields developments. Current Surf Cup (overuse) 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. **Update:** The San Diego City Council voted 6-2 to approve significant lease changes for Surf Sports Park (formerly the Polo Fields), including removing existing grant deed restrictions that designated the area for open space to settle a lawsuit. The new lease introduces rules such as a \$100K minimum annual park contribution for city youth programs and limits large events to 40 days per year. Parking revenues are not shared with the city. Fairbanks Polo Club HOA, Friends of the San Dieguito River Valley, and the Sierra Club oppose these changes due to concerns about excessive usage and the original deed's intent.
 - D. **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.
Continued to December 2025 SDPG Meeting
 - E. **Proposed RSF Silvergate Adult Living Facility.** Monitoring status, RSFA, Art Jury, and covenant community activity. Planning Group is unaware of any submission of a proposed project to the County. Location: the group of parcels that make up the old Mabee estate, located at the NE corner of Calzada Del Bosque and Via De La Valle. RSF Covenant SDPG Members. **Update:** Reached out regarding a presentation; no response yet.
Continued to December 2025 SDPG Meeting

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6. MAJOR PROJECTS AND LAND USE ITEMS:

- A. **PDS2025-AD-25-017 Fence Height Administrative Permit.** After the fact, a building permit for a fence exceeding 72" in height. Located at 4571 Sun Valley Road, APN: 302-201-22-00. Applicant Contact: Trish Sayles, 760-230-6025; County PDS Planner: Alexandro Barrenechea; SDPG Member: Don Willis.

Continue to December 2025 SDPG Meeting

- B. **PDS2025-VAR-25-056 – Front Yard Setback Variance.** Requesting the standard 100-foot front-yard setback be reduced to 55 feet. Proposed 1,360 SF ADU and garage at Nasella property, including request for variance for front-yard setback. Pending Art Jury review. 16189 Los Arboles, Rancho Santa Fe CA 92067, APN: 268-162-08-00, 2.05 Acres. Applicant Contact: Chandra Slaven, 858-402-8595; County PDS Planner: Andrew Holtz, 619- 458-2038; SDPG Member: Beth Nelson.

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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, fire pit 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. **SDPG comments:** Discussions regarding habitat protections and the proposed sports court location and path to the lower area. The applicant stated that access to develop a lower sport court area was granted by the neighbor. Applicant provided an email from the RSFA HOA planner Jordan, dated May 9, 2025, as "evidence" of final HOA approval. Questions arose regarding the official HOA approval letter that indicated approval was subject to conditions, including removal of all grading within the setbacks, which the plans submitted to the County & SDPG fail to comply with. Applicant was advised that this is an HOA regulation that cannot be waived by the planner or other HOA staff. Revised plans need to be submitted.

C.

Sawtooth Resident Site Plan Motion:

Motion: (N. Christenfeld) Approval as presented satisfies the "R" designation. **Note:** If grading in the county setback requires a variance, the planning group would like to weigh in on that application.

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

7. ADMINISTRATIVE MATTERS:

A. Community Reports

S. Williams - YOZ Community Center installed a temporary redwood fence and paved over the horse trail to secure the property from illegal dumping.

S. Williams – Rincon del Diablo Water District held a groundbreaking ceremony for its existing Harmony Grove Village wastewater plant, which is adding a new Solar canopy and battery storage system (BESS) and is exempt from county permits.

D. Dill – The County of San Diego and the Harmony Grove Village South Developer have a new lawsuit by the Sierra Club to block the BOS-approved housing development, alleging violations of CEQA due to poor analysis of greenhouse gas impacts and Vehicle Miles Travelled (VMT), in addition to inadequate fire safety in high fire risk areas, and insufficient evacuation routes.

J. Callow - Belmont Village Senior Living is under construction as part of the community's Master Plan.

B. Consideration and comments on the circulation mail

C. Future agenda items and planning

D. Prospective & returning Planning Group members:
Candidate for SDPG member seat #13 in process.

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- E. Supply orders and reimbursement of expenses.

Adjourn: 9:23 pm

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