

MEETING MINUTES
SAN DIEGUITO PLANNING GROUP
P.O. Box 2789, Rancho Santa Fe, CA, 92067
7:05 pm, Thursday, December 11, 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 #):
Don Willis (1), Sharon Fogg (2), Phil Fisch (Vice-Chair) (3), Laurel Lemarie (4), Jennifer Callow (6), Susan Williams (7), Lorraine Kent (8), Nicholas Christenfeld (9), Douglas Dill (Chair) (11), Beth Nelson (12), **Absent:** Joe Zagara (5), Thomas Velky (10), Kelli Hillard (13)
2. AGENDA REVIEW
3. APPROVAL OF MINUTES: Circulated to members in advance of the meeting for initials/comments. Vote to approve the November 13, 2025, meeting minutes. **Vote:** Yes: 8, No: 0, Abstain: 1(P. Fisch), Absent: 3
4. OPEN FORUM SDPG members: B. Nelson and L. Kent attended the **22nd DAA, Del Mar Fairgrounds 2050 “Planning for the future”** open house public input session on Nov. 18, 2025.
5. GENERAL PLANNING ITEMS:
 - A. RSF Village Chronic Groundwater Runoff Issues. Ongoing issues along Paseo Delicias and El Tordo are affecting residents and roads. Concerns about groundwater and the water table, and potential flooding. Request that DPW study the problem to determine whether it can be resolved or mitigated through improved drainage infrastructure.
Continued to January 2026 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 on these infrastructure projects. County staff presenter(s) TBD.
Continued to January 2026 SDPG Meeting
 - C. **Surf Cup/Polo Fields/Horse Park/Surf Del Mar Sports Complex** – Status of the latest Surf Cup/Polo Fields developments. Current Surf Cup activities/status: not in compliance with property lease/deed restrictions, and related developments with the adjacent 22nd DAA Horse Park and the proposed Del Mar Sports Complex. SDPG Member: Beth Nelson. **Update:** A newly filed lawsuit by the **Sierra Club**, an environmental organization, challenging the City’s removal of deed restrictions. The lawsuit follows earlier legal action by local homeowners. Discussion noted the potential for prolonged litigation and operational impacts.
 - 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. **Presenter:** Danny Lines, Rancho Santa Fe Association. **Summary:** A request was presented seeking SDPG support for recommending speed limit evaluations and reductions on several road segments within the Rancho Santa Fe Covenant, citing:
 - a. Safety Concerns
 - b. Limited sight distance
 - c. Golf cart and equestrian crossings
 - d. Documented accident history

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Road segments discussed included:

- a. Avenida de Acacias
- b. El Camino Real segments
- c. La Orilla
- d. Other specified segments with documented safety concerns (see attachment)

SDPG comments supported the need for improved safety.

MOTION: (L. Lemarie) To support the Rancho Santa Fe Association's request to the County of San Diego DPW for speed limit evaluations and reductions, with an added request to reiterate prior concerns regarding **Via de Santa Fe road** (from Via de la Valle to Calzada del Bosque segments)

VOTE: Yes: 10, No: 0, Abstain: 0, Absent: 3

- E. **Proposed RSF Silvergate Adult Living Facility.** Monitoring status RSFA, Art Jury, and covenant community activity. Planning Group is unaware of any submission of the 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. **Discussion only.** The SDPG Chair reached out to Silvergate to request a presentation on the project. No vote or action taken.
Continued to January 2026 SDPG Meeting

6. MAJOR PROJECTS AND LAND USE ITEMS:

- A. **PDS2025-AD-25-017 Fence Height Administrative Permit.** After the fact building permit for 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.
Continued to January 2026 SDPG Meeting
- C. **PDS2025-TM5575 Valiano Exemption.** Approved a 243-unit single-family detached homes project in Eden Valley. Located at 1805 Country Club Drive, Escondido, CA, and adjacent parcels. Exemption from underground utilities on Mt. Whitney Road from Country Club Drive to Calico Lane. Owner: Integral Communities (Eden Hills LLC), Gil Miltenberger, 760-519-6145; PDS Planner: Gregory Mattson, 858-895-7177; SDPG Member: Doug Dill. **Presenter:** Project Manager: Greg Waite requested an exemption from the requirement to underground overhead utilities along Mount Whitney Road. **Summary:** Undergrounding would require removing **11 existing poles** and installing **10 new ones**, yielding minimal benefit. SDG&E recently hardened and replaced existing poles with steel. Undergrounding would require costly, disruptive upgrades to private residential properties and would impact homeowners, with additional costs at the points where the power lines attach to homes. Affected homeowners in attendance expressed support for retaining existing overhead utilities. The Project includes roadway realignment, improved sight distances for drivers, and sewer lateral installations to existing homes. **Public Comments:** Local residents expressed support for the exemption, citing cost, disruption, and preference to keep utilities as-is. (*Support letter attached*)

MOTION: (D. Dill) To support the developer's request for an exemption from undergrounding utilities along Mount Whitney Road (Country Club Drive to Calico Lane)

VOTE: Yes: 9, No: 1 (P. Fisch), Abstain: 0, Absent: 3,

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- D. **PDS2025-STP-25-023 Ackad Residence Site Plan.** Construction of one-story, single-family residence with attached and detached car garages and ADU. 4880 Sun Valley Road, Del Mar, CA, APN: 302-041-27-00. Owner: Yuhong E. Ackad, 760.753.1875; Applicant Contact: Amanda Quipp, EOS Architecture, 619-944-3491; PDS Planner: Jill Cleveland, 760-420-4833; SDPG Member: Don Willis. **Continued to January 2026 SDPG Meeting**

7. ADMINISTRATIVE MATTERS:

A. Community Reports

S. Williams reported that the **Yoz Community Center** fence, which was recently installed, has been damaged. Portions of the fence are broken, and at times hang down, blocking the adjacent horse trail and creating a potential safety concern for equestrians. The damage appears significant and unsightly.

S. Williams also reported that the **Harmony Grove Village Live-Work project** is scheduled for a hearing before the **County Planning Commission** in January. She stated that while there is general support for the housing element, concerns remain about the **Johnson Ward house**, which is identified as the property's original dairy house. The structure is described as historically significant and visually appealing, though currently vacant. Ms. Williams indicated that she plans to attend the Planning Commission meeting.

J. Callow reported on the growing success of the community **Turkey Trot** with increased attendance and vendor booths. Overall, she described the event as successful and positive for the community.

D. Willis reported an anecdote from an HOA meeting about a property owner seeking to build an **Accessory Dwelling Unit (ADU)**. When the setbacks could not be met, the owner reportedly purchased the adjacent property and adjusted the lot line to comply, with plans to later sell the neighboring home.

B. Consideration and comments on the circulation mail - none

C. Future agenda items and planning - none

D. Prospective and returning Planning Group members:

The candidate for SDPG member seat #13, **Kelli Hillard, was appointed on December 9th** during the San Diego County Board of Supervisors meeting.

E. Supply orders and reimbursement of expenses. - none

Adjourn: 8:34 pm

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Rancho Santa Fe Association

P.O. Box A, Rancho Santa Fe, CA 92067-0359

August 7, 2025

Chairman Dill
San Dieguito Community Planning Group

Dear Chairman Dill and Planning Group Members,

On behalf of the Rancho Santa Fe Association Board of Directors, we respectfully submit this letter to request your consideration and support in advancing a recommendation to the County of San Diego Department of Public Works to evaluate and reduce posted speed limits on the following roadway segments within the Rancho Santa Fe Covenant:

1. Avenida de Acacias – from San Elijo Road to La Granada (current speed limit: 40 MPH; not radar enforceable)
2. El Camino Real – from Sun Valley Road to Linea Del Cielo (current speed limit: 40 MPH; radar enforced)
3. El Camino Real – from Linea Del Cielo to La Orilla (current speed limit: 45 MPH; radar enforced)
4. La Orilla – from Rambla de Las Flores to El Camino Real (current speed limit: 35 MPH; radar enforced)

This request follows extensive community input and review by the Rancho Santa Fe Association. These corridors have been identified due to consistent speeding concerns, proximity to safety-sensitive areas such as schools and trail systems, and roadway characteristics that pose elevated risks to pedestrians, cyclists, and equestrian users. The proposed changes are consistent with the guidelines of California Assembly Bill 43 (AB 43), which provides jurisdictions flexibility to reduce posted speed limits in areas where vulnerable road users and documented safety concerns exist.

We respectfully request that this item be placed on an upcoming San Dieguito Community Planning Group agenda for discussion and recommendation to the County. We appreciate your continued partnership in improving transportation safety and infrastructure in our community.

Please do not hesitate to contact us if you require additional information or supporting documentation.

Sincerely,

A handwritten signature in black ink, appearing to read 'David Gamboa', followed by a long, sweeping horizontal line that extends to the right.

David Gamboa, President
Board of Directors
Rancho Santa Fe Association

October 29, 2025

County of San Diego c/o - Greg Waite
The Eden Hills Project Owner, LLC

RE: Valiano Waiver Request

Dear Mr. Waite,

As a property owner along Mt. Whitney Rd. in the county of San Diego, I am writing to you to express my support for the Valiano project. Specifically, I support your effort for a waiver from the county to allow the power poles along Mt. Whitney to remain substantially in their current position and to allow neighboring residents to regain space on their respective lots. Relocating eleven (11) power poles to reinstall (ten) 10 power poles makes no sense to me.

Thank you for your attention to this matter.

Respectfully,

April Bevins-Coope
Signature:

April Bevins-Coope
Name:

3151 Mt. Whitney Rd
Address:

Mt Whitney Resident

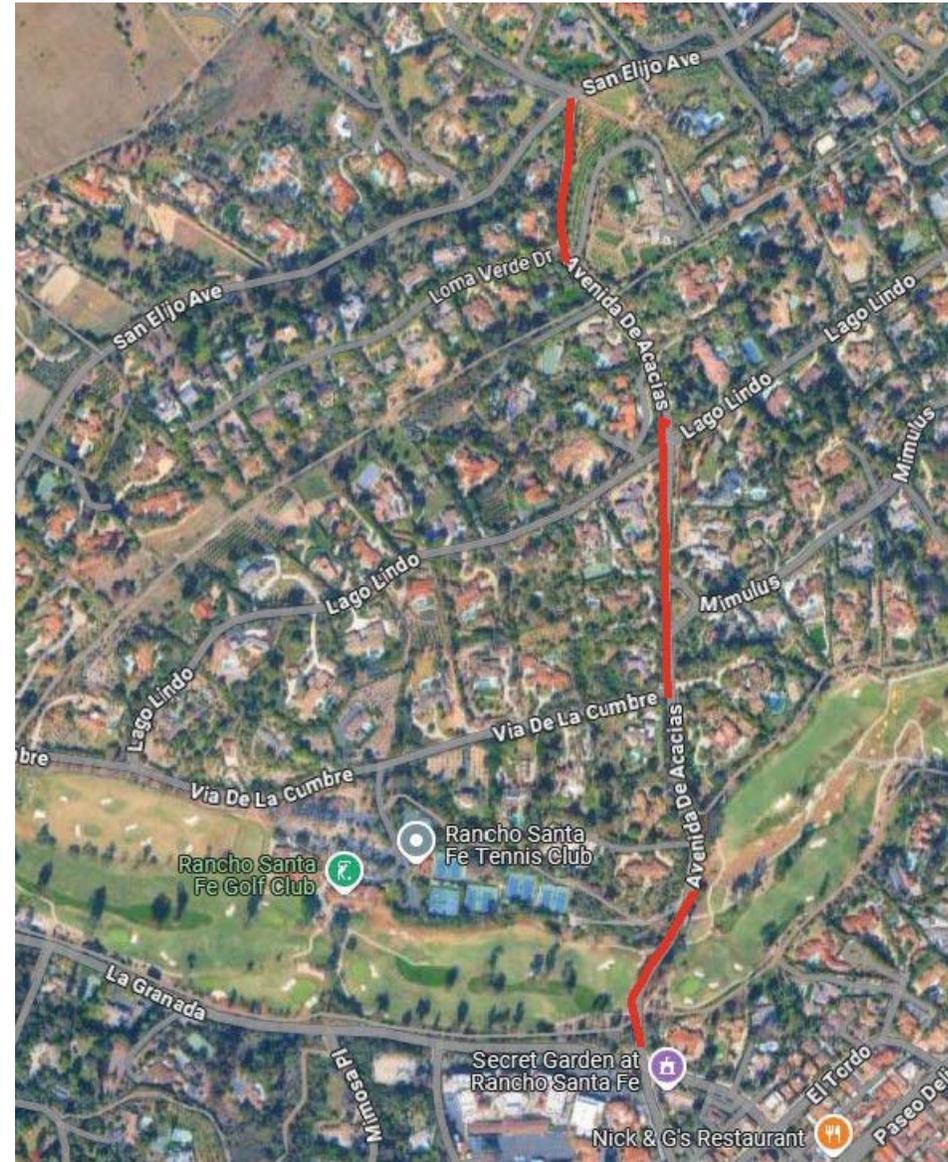
Proposed Streets for Speed Limit Review in RSFA

RSFA Infrastructure Committee will vote to advance the following priority street segments to the RSFA Board for further recommendation to the San Dieguito Planning Group:

- Proposed streets for speed limit review
 - Avenida de Acacias from San Elijo to La Granada
 - El Camino Real from Sun Valley Road to Linea Del Cielo
 - El Camino Real from Linea Del Cielo to La Orilla
 - La Orilla from Rambla de Las Flores to El Camino Real

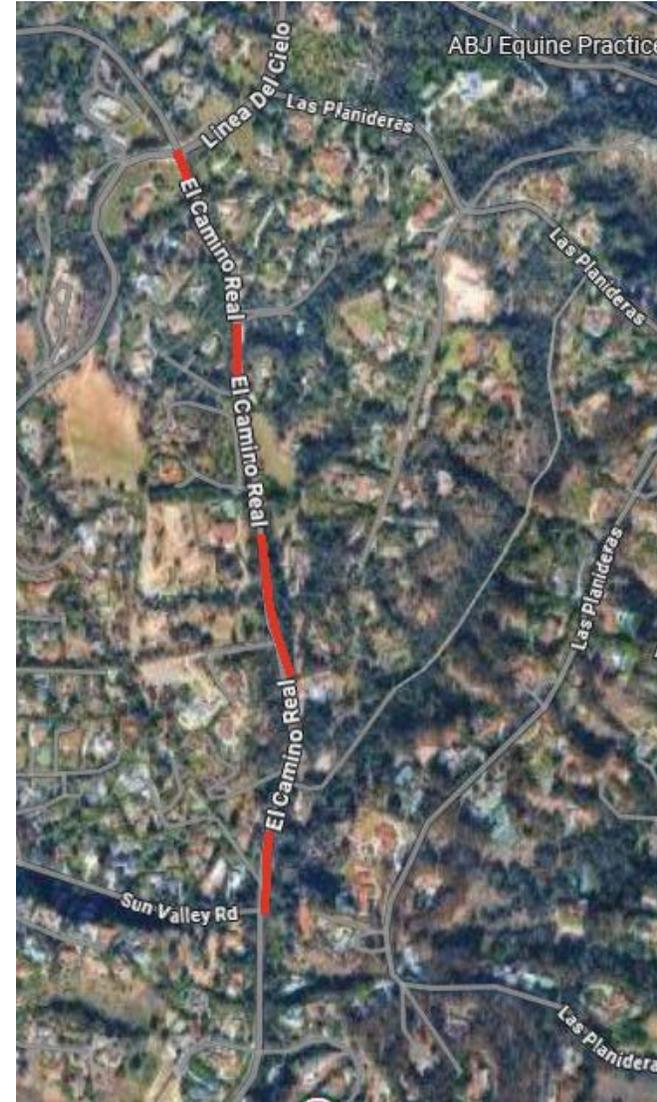
Avenida de Acacias from San Elijo to La Granada

- Existing speed: 40 MPH, not
radar enforced



El Camino Real from Sun Valley Road to Linea Del Cielo

- Existing speed: 40 MPH, radar enforced



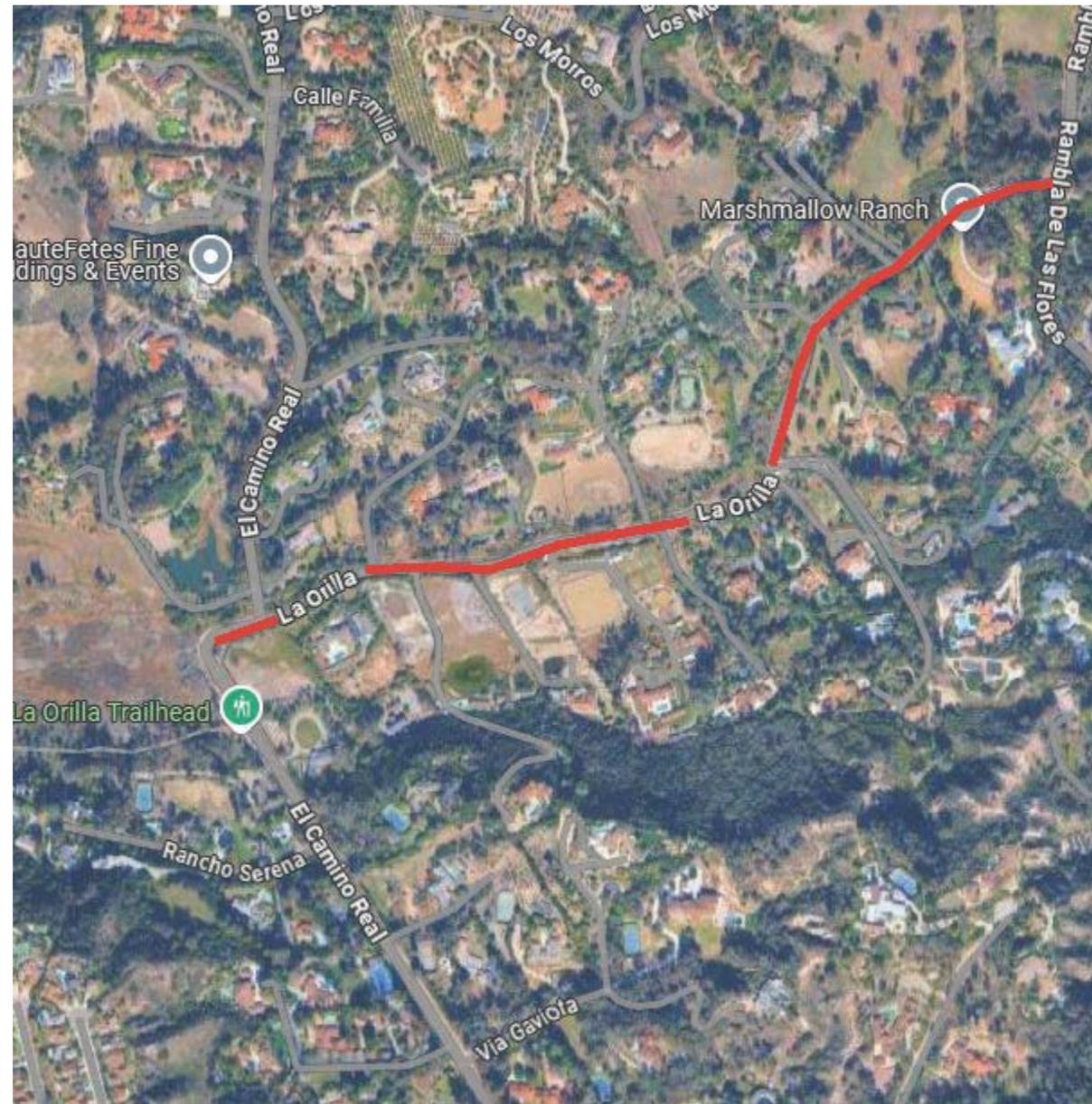
El Camino Real from Linea Del Cielo to La Orilla

- Existing speed: 45 MPH, radar enforced



La Orilla from Rambla de Las Flores to El Camino Real

- Existing speed: 35 MPH, radar
enforced



Collision Summary by Street Segment (1/1/24 – 6/1/25)

Street Segment	Collisions	Primary Factors	Collision Types	Injuries
Avenida de Acacias (San Elijo to La Granada)	3	2 ROWVIL, 1 Inattention	2 Broadside, 1 Rear-End	0 Injuries
El Camino Real (Sun Valley Rd to Linea Del Cielo)	1	1 Speed	1 Ran Off Road	0 Injuries
El Camino Real (Linea Del Cielo to La Orilla)	10	4 Speed, 4 ROWVIL, 1 Inattention, 1 Unsafe Left Turn	3 Ran Off Road, 1 Head-On, 4 Broadside, 1 Rear-End, 1 Broadside	5 Minor Injuries
La Orilla (Rambla de Las Flores to El Camino Real)	4	4 Speed	3 Ran Off Road, 1 Broadside	2 Minor Injuries