

Meeting Minutes

SAN DIEGUITO PLANNING GROUP

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

7:00 pm, Thursday, January 8, 2026

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 #):
Sharon Fogg (2), Laurel Lemarie (4), Joe Zagara (5), Jennifer Callow (6), Susan Williams (7), Lorraine Kent (8), Thomas Velky (10), Douglas Dill (Chair) (11), Beth Nelson (12), Kelli Hillard (13) **Absent:** Don Willis (1), Phil Fisch (Vice-Chair)(3), Nicholas Christenfeld (9),
2. AGENDA REVIEW
3. APPROVAL OF MINUTES: Circulated to members in advance of meeting for initials/comments. Vote to approve the December 1, 2025, meeting minutes. **Vote:** Yes: 10, No: 0, Abstain: 0, Absent: 3
4. OPEN FORUM **Guest: Gonzalo Rocha** – Field Representative, Office of Assembly member Dr. Darshana Patel (76th District)
 - Legislative session update: 2nd year of 2-year session; new bills due by Feb 20, 2026.
 - Governor’s State & upcoming budget proposal discussed (focus: education, housing affordability).
 - Office accomplishments: >\$500k unclaimed property returned; \$10M secured for brush management / Lake Hodges dam improvements.
 - Call for nominations: Woman of the Year award.
 - **Discussion on AB 130 (2025)** – Legislation capping HOA violation fines at \$100. Group expressed strong concern:
 - Removes meaningful enforcement power from HOAs.
 - Undermines architectural standards & property values in covenant communities.
 - Passed with minimal stakeholder input.
 - Representative will raise issue with supervisor & report back next month.

Action: Item to be placed on February agenda for follow-up.
5. GENERAL PLANNING ITEMS:
 - A. **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.
Continued to February 2026 SDPG Meeting
 - B. **County of San Diego Department of Public Works San Dieguito Capital Improvement Plan.** 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.

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Continued to February 2026 SDPG Meeting

- 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:** Preliminary injunction hearing scheduled Jan.16, 2026 (Vista Courthouse), outcome pending.

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:** Developer (D. Petree) suggested he may do a presentation in Feb or Mar after the next RSFA Art Jury hearing, as they are revising the project based on prior comments.

- D. **SDG&E Wood to Steel Power Line Upgrade.** Rancho Penasquitos to San Marcos Wood-to-Steel Alignment (TL 13811) Project Briefing. (<https://www.sdge.com/rancho-penasquitos-san-marcos-alignment-tl-13811-wood-steel-project>) All 138kV electrical system hardening work will take place within SDG&E right-of-way easements at approximately 75 locations within the High Fire Threat District (HFTD) Zone 2. Briefing will cover the existing transmission line alignment route through SDPG areas of Elfin Forest and Harmony Grove. Presenter: Rob Knudsen, Project Affairs Manager, SDPG, 619-676-3857. Presenter: Rob Knudsen discussed and updated Planning group on 10 mile line, 75-77 pole replacements (wood->galvanized steel) routes: north county metering substation through Elfin Forest, Rancho Santa Fe, Crosby area, Black mountain Ranch to Chicarita Substation located in High Fire Threat District Tier 2. Scope includes new steel poles, new top equipment, new conduit conductor. Duration is 18 months (start early Jan. 2026 to target mid- 2027). Construction includes Helicopters & Cranes in some locations, mostly Mon-Fri (8am start time) with possible weekend work for weather delays. Minimal planned outages expected with website and email updates promised. **SDPG members:** Q & A covered pole size/aesthetic, fire-resistant conductor, staging yard and future capacity, etc.

No formal action required as informational only

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.
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- B. **PDS2025-VAR-25-056 – Front Yard Setback Variance.** Requesting that 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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- C. **PDS2025-STP-25-023 Ackad Residence Site Plan.** Construction of a one-story, single-family residence with attached and detached car garages and an 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.

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- D. **PDS2025-MUP-12-006-W1 Del Dios Water Tank Cell Site Upgrade.** Renew the continued operation of the Verizon Carrier on an existing 54-foot mono-pine tower. Replace antennas, RRUs, and ground equipment cabinets. Applicant: American Tower, Project Contact: Bella Daugherty, Project Manager, PlanCom, 858-774-8703; SDPG Member: Nicko Christenfeld. **Presenter:** Darrell Daugherty (representing American Tower / Verizon) Discussion on existing 54 ft monopine (faux pine) tower is renewal only (no structural changes). Site permitted in 20212-2013; county requires periodic renewal (10-15 years). Minor antenna upgrades (4G to 5G) were previously approved administratively. Verizon is the sole carrier. **SDPG comments:** Key conditions requested is regular maintenance of camouflage (re-branch, re-sock antennas every 3-4 years: repaint as needed). Chair noted planning group member N. Christenfeld supports the project contingent on re-branching.

MOTION: (D. Dill) Recommend approval as presented with the following conditions:

- Refresh existing mono-pine antenna structure camouflage.
- Review, Re-Branch, and Re-Sock every 3-4 years.

VOTE: Yes: 10, No: 0, Abstain: 0, Absent: 3 (Motion passed)

7. **ADMINISTRATIVE MATTERS:**

A. Community Reports

S. Williams reported on Harmony Grove Live-work project (27 units) going to Planning Commission on Jan. 9, 2026; no opposition noted; Johnson house parcel remains separate/historic.

D. Dill reported on Elfin Forest trail damage concerns after rain impacted horse riders. Battery storage project status uncertain with possible sale of AES and shifting priorities.

L. Lemarie discussed the Marijuana cultivation ordinance (animal/health impacts) already on the Board of Supervisors agenda; planning group input possible too late.

B. Consideration and comments on circulation e-mails

D. Dill encouraged planning group members to attend upcoming trainings (Zoom county training on Jan 17 & Feb 7; state ethics training must be completed every 2 years).

C. Future agenda items and planning -none noted

D. Prospective & returning Planning Group members: SDPG membership is currently full
Election of officers – Chair, Vice-Chair, Secretary

MOTION for Chair: (B. Nelson) Nominate Doug Dill as Chair for San Dieguito Planning Group

VOTE: Yes: 10, No: 0, Abstain: 0, Absent: 3 (Motion passed)

Per Chair: Postponement of Vice-Chair vote till the February 2026 Meeting

MOTION for Secretary: (D. Dill) Nominate Lorraine Kent as Secretary for San Dieguito Planning Group

VOTE: Yes: 10, No: 0, Abstain: 0, Absent: 3 (Motion passed)

E. Supply orders and reimbursement of expenses -none noted

Adjourn: 8:43 pm

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