

Meeting Minutes

SAN DIEGUITO PLANNING GROUP

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

7:00 pm, Thursday, February 12, 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 #):
Don Willis (1), Laurel Lemarie (4), Joe Zagara (5), Lorraine Kent (8), Thomas Velky (10), Douglas Dill (Chair) (11), Beth Nelson (12), Kelli Hillard (13) **Absent:** Sharon Fogg (2), Phil Fisch (3), Jennifer Callow (6), Susan Williams (7), Nicholas Christenfeld (9)
2. AGENDA REVIEW
3. APPROVAL OF MINUTES: Circulated to members in advance of meeting for initials/comments. Vote to approve the January 8, 2026, meeting minutes. **Vote:** Yes:7, No: 0, Abstain:1, Absent: 5 (Passed)
4. OPEN FORUM Discussion of Dr. Furman's office – Longevity RX move (Del Rayo Village Plaza) and withdrawal of prior MUP application in Santa Fe Valley. Resident (J. Zagara) raised concerns about the repeated resurfacing of Las Palomas (county road) while other covenant roads remain in poor condition; the County DPW representative agreed to investigate the specific stretch.
5. GENERAL PLANNING ITEMS:
 - A. **RSF Village faces ongoing groundwater runoff problems.** Issues along Paseo Delicias and El Tordo affect residents and roads, raising concerns about groundwater, the water table, and possible flooding. Request that DPW examine the situation to determine whether it can be resolved or reduced with improved drainage infrastructure. **Update:** Brian McDonald (County DPW representative) will pass this information to the appropriate team to investigate.
 - B. **County of San Diego Department of Public Works presents the San Dieguito Capital Improvement Plan.** The county will discuss upcoming infrastructure projects in the San Dieguito area. County staff will also review ongoing projects in the San Dieguito planning neighborhoods. There will be a Q&A session about these infrastructure projects. **Presenter: Brian McDonald** (County DPW, Capital Improvement Program) provided an overview of DPW CIP responsibilities, including roads, bridges,, water/sewer, stormwater, and more. Discussion on how projects are selected and prioritized based on safety, asset condition, funding/grants, strategic plans, and community input. Discussed improving feedback mechanisms for community-submitted project requests. Staff gave updates on area projects, including: Rancho Santa Fe roundabouts, with the first one—Far East—targeting winter 2029 for completion. North County mitigation site for water quality and wetland rehabilitation on county land near Lone Jack Rd. The Golden Top Road modular wetland and trash capture project has been completed. Ongoing annual resurfacing and culvert programs. [Tell us now](#), S.D. County app available. **Follow-up commitments on issues include:**
Chronic groundwater and seepage in RSF Village (Paseo Delicias / El Tordo area) affect homes, basements, and sidewalks, and cause year-round road buckling. The “Dead Man’s Curve” on La Granada (guardrail request). Safety concerns at Linea del Cielo’s sharp curves, including rocks and

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berm issues. Linea de Cielo undergrounding pole projects that have disappeared from the CIP list.

- 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:** Had a hearing, the judge didn't grant the injunction requested by the Fairbanks Polo Club HOA—judge asked plaintiff (HOA) to reframe the motion and come back in 3-4 months. The lawsuit continues. **Continued to March 2026 SDPG Meeting.**
- D. **Proposed RSF Silvergate Adult Living Facility.** Monitoring status includes RSFA, Art Jury, and covenant community activity. Planning Group is unaware of any submission of the proposed project to the County. Location: A group of parcels that make up the old Mabee estate, situated at the NE corner of Calzada Del Bosque and Via De La Valle. RSF Covenant SDPG Members. **Continued to March 2026 SDPG Meeting.**
- E. **Short-term rentals (STRs) in unincorporated areas.** Planning Group discussed advocating to the County for reasonable and enforceable regulations for STRs in these areas. Referenced the January 5th email from the Julian Community Planning Group on this subject. SDPG Member(s): Doug Dill, Beth Nelson. **Discussion:** On impacts such as housing availability, hotel revenue, party houses, neighborhood character, LLC/corporate ownership versus occasional owner use. The group leaned toward supporting a framework for community-specific rules (through community plan amendments or county guidelines for planning groups) rather than a one-size-fits-all county ordinance. Continue the discussion at the next meeting.

Action item: T. Velky to bring a proposed motion to the next meeting

F. **Legislative Updates from County and State Field Representatives.**

Supervisor Joel Anderson (District 2) Presenter: Charles (intern for Supervisor Joel Anderson): Shared the accomplishments booklet and survey cards. Highlighted the supervisor's work on public safety, fire helicopters, AI policy, disaster preparedness, homelessness ordinances, transparency, etc. Invited internship applications. Took notes on community concerns: - Low Lake Hodges water level (limits dual helicopter dipping; increases fire fuel and vegetation hazard; conflicting risk data on dam failure versus wildfire). - Cannabis odor drift affects nearby crops, livestock, and wineries. - Unincorporated area cannabis expansion still being considered by Supervisors despite strong opposition from planning groups. - Elfin Forest housing project approval despite community opposition.

District Assembly member, Darshana Patel (76th District) Presenter: Gonzalo Rocha-Vazquez (Field Representative): - Updates on Woman of the Year and Nonprofit awards nominations. - Explained AB 130 (housing trailer bill)—limits HOA fines to \$100 or the lowest schedule; does not remove underlying CCR violation but pushes HOAs toward mediation or litigation for enforcement. - The group expressed strong disappointment: the \$100 fine is seen as an ineffective deterrent, encouraging noncompliance, shifting burden and costs to HOAs, benefiting trial lawyers, and weakening HOA governance. - Discussed concerns about the proposed vehicle miles traveled (VMT) tax, which would penalize longer commutes and exurban living.

6. **MAJOR PROJECTS AND LAND USE ITEMS:**

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- 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. **Discussion:** D. Willis presented the project, and the discussion focused on the "as-built" fencing.

Motion(D.Willis) (2nd T. Velky) Recommends "as built fence" with conditions that it must comply with county standards as recommended by county staff regarding Height, Gates, and public right of way.

VOTE: 8 - Yes, 0-Nay, 0- Abstain, 5 - Absent (Passed)

- B. **PDS2025-VAR-25-056 – Front Yard Setback Variance.** Requesting the reduction of the standard 100-foot front yard setback to 55 feet. Proposed 1,360 SF ADU and garage at Nasella property, including a request for a setback variance. 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.

Continue to March 2026 SDPG Meeting.

- C. **PDS2025-STP-25-023 Ackad Residence Site Plan.** Construction of a one-story, single-family residence with attached and detached 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. **Discussion:** D. Willis presented the project and the Coastal Commission requirements for planning group recommendations.

Motion(D.Willis) (2nd L. Lemarié) To accept as presented as long as it complies with county dark sky policy and either removes the entrance gate or creates a way (turnaround) for vehicles to exit without backing out onto Sun Valley Road, if the gate is closed.

VOTE: 8 - Yes , 0-Nay, 0- Abstain, 5 - Absent (Passed)

- D. **PDS2025-MUP-03-088W1 RSF Cell Site Extension.** Renew the continued operation of Cell Carrier on an existing infrastructure. Located at 17576 Via Del Bravo, Rancho Santa Fe, CA 92067; APN: 267-161-05-00. Operator/Applicant: Global Signal Acquisitions, LLC, Angela Mumme, 805-625-1695; County Planner: Enrique Aponte, 619-539-6946; SDPG Member: Thomas Velky/Don Willis.

Continue to March 2026 SDPG Meeting

- E. **PDS2025-MUP-12-018W1 Elfin Forest Cell Site Extension.** Renew the continued operation of Cell Carrier on an existing infrastructure. Location: 1790 Rancho Summit Drive, Encinitas, CA, APN: 264-591-13-00. Owner: Olivenhain Municipal Water District; Applicant: Angela Mumme, Network Connex, 805-625-1695; County Planner: Patricia Calderon, 619-629-7535; SDPG Member: Doug Dill/Don Willis.

Continue to March 2026 SDPG Meeting

7. ADMINISTRATIVE MATTERS:

- A. Community Reports
(B. Nelson) – San Diego County Board of Supervisors is in the final stages of developing the **Socially Equitable Cannabis Program (SECP)**, with full implementation and adoption of new zoning and regulatory ordinances. Discussion at the January Board of Supervisors meeting showed that all planning groups in the unincorporated area are opposed to it, and supervisors chose to advance the least restrictive option anyway. Several planning groups were in attendance. **Suggestion that all planning group members attend the hearing when it comes back to the Board, likely in June.**
- B. Consideration and comments on circulation e-mails

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- C. Future agenda items and planning : **(K. Hillard) Discussion on Dark Sky policies**
- D. Prospective & returning Planning Group members: SDPG membership is currently full
Election of Vice-Chair

MOTION for Vice Chair: (D. Dill) (2nd L. Lemarié) Nominate Beth Nelson as Vice Chair for San Dieguito Planning Group

VOTE: Yes: 8, No: 0, Abstain: 0, Absent: 5 (Motion passed)

- E. Supply orders and reimbursement of expenses — **Request** to Supervisor Anderson's representative for official planning group name tags or badges for community meetings and site visits to identify Planning Group members.

Meeting adjourned around 9:39 PM.

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