

Meeting Minutes

SAN DIEGUITO PLANNING GROUP

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

7:00 pm, Thursday, June 11, 2026

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

1. CALL TO ORDER at 7 PM /ROLL CALL/PLEDGE OF ALLEGIANCE (Seat #):
Sharon Fogg (2), Laurel Lemarie (4), Joe Zagara (5), Jennifer Callow (6), Susan Williams (7), Lorraine Kent (8), Nicholas Christenfeld (9), Thomas Velky (10), Douglas Dill (Chair) (11), Beth Nelson (12), **Absent:** Don Willis (1), Phil Fisch (3), Kelli Hillard (13)
2. AGENDA REVIEW
3. APPROVAL OF MINUTES: Approval of the April 9, 2026 and May 14, 2026 meetings conducted during this open meeting, and circulated to members for initials/comments
Vote to approve the April 9, 2026, **VOTE:** Yes: 10, No: 0, Abstain: 0, Vote to approve the May 14, 2026, **VOTE:** Yes: 9, No: 0, Abstain: 1.
4. OPEN FORUM – None
5. GENERAL PLANNING ITEMS:
 - A. **NCMS Project Presentation.** County of San Diego, Department of Public Works, Environmental Services Unit (DPW ESU), to present North County Mitigation Site (NCMS) Project. County staff to provide an updated and more detailed project presentation. DPW Planners: Kelsey Dix, 619-373-2156; Aydel Zielke; 619-361-9214.
Continue to July 2026 SDPG Meeting
 - B. **RSF Roundabouts Update** - Proposed Roundabout #1 on Del Dios Highway at El Camino Del Norte is currently in the design and development phase. County has removed all landscaping based on Fire Department requirements. Discussion of preliminary design and options for beautification. County DPW planner: Cynthia Curtis; RSFFPD, Fire Marshall: Marlene Donner, 858-756-6007; SDPG Member: Laurel Lemarie. **Update:** Roundabout landscaping changes to the center of the

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roundabout have no landscaping in place. SDPG would like the county planner and Fire Marshal to attend the planning group meeting to discuss beautification options, as this is the entrance to RSFA.

- C. **RSF Hiking and Equestrian Trail Parking in County ROW.** Explore solutions to repeat parking “violators” through designation of certain trail sections in the County ROW as “No Parking/Driving” zones per CA Vehicle Code §23127. SDPG Member Beth Nelson. **Discussion:** The County DPW engineer is researching existing encroachment permits to explore adding no-parking signs.
- D. **Surf Cup/Polo Fields/Horse Park/Surf Del Mar Sports Complex** – Status on 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 the adjacent 22nd DAA Horse Park and the proposed Del Mar Sports Complex. SDPG Member: Beth Nelson. **Update:** The Sierra Club filed a lawsuit against the City of San Diego challenging the October 2025 City Council vote that removed open-space protections and environmental review exemptions on the former polo fields. The City of San Diego is the respondent, with Surf Cup Sports and Ocean Industries as involved parties.
- E. **Proposed RSF Silvergate Adult Living Facility.** Monitoring status, RSFA, Art Jury and covenant community activity. Planning Group waiting on applicant’s submission of proposed project to the County. Location: the group of parcels that makeup the old Mabee estate located at the NE corner of Calzada Del Bosque and Via De La Valle. RSF Covenant SDPG Members.
Continued to July 2026 SDPG Meeting
- F. **Dark Sky Policy Discussion.** Address solutions to the inconsistent administration of the San Dieguito Community Plan dark sky policy by the County Zoning Department. Also, suggest methods to educate current SDPG area residents about the Dark Sky Policy and how to apply it to their properties. SDPG Member: Kelli Hillard
Discussion: A Dark Sky article for the purpose of public education was introduced at the last meeting and discussed at this meeting.

MOTION: (B. Nelson, J. Zagara 2nd) To approve the Dark Sky Policy article for publishing in local media outlets.

VOTE: Yes: 10, No: 0, Abstain: 0 (motion passed)

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- G. **Description of Planning Group.** Prepare a description of the San Dieguito Planning Group for distribution to local media for public consumption to educate the San Dieguito communities about the planning group's purpose. Use the Coast New article about the Fallbrook Planning Group as a template. <https://thecoastnews.com/about-the-fallbrook-community-planning-group/> SDPG Member: Lorraine Kent.

Discussion: The Article was discussed at this meeting with minor edits.

MOTION: (L. Kent, B. Nelson 2nd) To approve the San Dieguito Planning Group article for public education to be published in local media outlets with minor edits. Targeted for distribution in late September 2026.

VOTE: Yes: 10, No: 0, Abstain: 0 (motion passed)

- H. **New RSF Charles Schwab office signs.** Signage approval for the new pharmacy building currently under construction at 6105 El Tordo, Rancho Santa Fe (Charles Schwab). Applicant: Jessica Elise (Permit Secured), 909-518-3707; PDS Planner: AJ Aziz, 619-987-0368; SDPG Member: Beth Nelson.

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- I. **Tiered Winery – Rural Residential (RR) Expansion.** As part of recent Board of Supervisors direction, County PDS staff is preparing updates on:

- Expanding winery operations into RR zones
- Review of the 30% tasting/retail indoor/outdoor area criteria
- Updated noise setback options for amplified live music

There will be a 10-minute presentation followed by a 15-minute discussion to gather input from the group. PDS Planner: Jeannette Lizarraga, 619-430-0813. **Ashley Rivero presented** on the push to expand boutique winery operations into Rural Residential (RR) zones, primarily to provide economic relief for local family farmers, bypass cost-prohibitive permitting requirements, and expand agricultural tourism.

Discussion ensued regarding homeowner opposition to commercial uses in Residential Areas. Commercial (boutique hospitality) businesses bring increased traffic and safety concerns (delivery trucks, event traffic on narrow rural roads); noise impacts from live music and tasting events that conflict with the quiet residential character; loss of rural character; setting a precedent for commercial expansion for additional commercial activities (processing plants) and zoning creep without neighbors' consent; decreasing property values of neighboring properties due to increased traffic, noise, and parking overflow; concerns about bypassing any environmental review and complicating fire evacuation and emergency response time; health effects on neighbors' animals from spraying pesticides and unsightly colored netting used on vines. While many residents support farming, they oppose

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transforming agricultural operations into tourism and entertainment venues that function more like event businesses than growing farms. Concerns about the economics, as wine consumption declines.

J. **Legislative Updates from County and State Field Representatives.** None.

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

- A. **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 July 2026 SDPG Meeting

- B. **PDS2024-STP-24-016 Rancho Diegueno Road Site Plan.** Applicant presentation of new construction of 2 story type V single family residence (15,165sf) and attached 3 car garage (965sf), and attached 8 car garage (3,515sf) on 12.46 acres. New construction of type V Horse Keeping Facility (3,345sf), Accessory Structure (1,740sf). Site scope to include connection to sewer, utilities, foundation, soil stabilization and cart path connection between upper and lower lot areas conforming to Minor Deviation from plot plan Major Use Permit P83-047WM dated 2/14/96. Location: 5872 Rancho Diegueno Road, Del Mar, CA 92014 (at Rancho Valencia Road); APN: 302-303-16-00. Applicant Name: Robert Walker and Lola Tram, 858-234-3399; Applicant Rep/Contact: Erika Gretler, (858) 232-7793; PDS Planner: Benjamin Cereceres, (619) 539-6135; SDPG Member: Joe Zagara.

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- C. **PDS2026-STP-18-020W1 HGV Emergency Communications Center.** Rancho Santa Fe Fire Protection District Emergency Communications Center. Construction of new communications facility (911 Dispatch Center) and associated site improvements to be co-located at RSFFPD Station #5. Location: Overlook Point Drive, Escondido, CA 92029; APN: 235-562-02-00. Applicant: Burgen Havens, RSFFPD Finance Manager, 858-756-5971; PDS Planner: Benjamin Cereceres, 619-539-6135; SDPG Member(s): Susan Williams, Don Willis. **Continued to July 2026 SDPG Meeting**

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- D. **PDS2025-TM-5659 McCrink Option Property.** Development of a 53-unit single-family residential subdivision on an approximately 83.66-acre site off Old Course Road (APN 267-060-50-00) within Planning Area III of the Santa Fe Valley Specific Plan. The property is zoned Specific Plan (S88) with a density standard of 0.5 dwelling units per acre, and the Specific Plan designates the site as Open Space Area II (golf course/recreation). The site is currently vacant and undeveloped. The project would subdivide the property into a 57-lot subdivision consisting of 53 single-family detached residential lots, including three deed-restricted very-low-income affordable units (Lots 1, 11, and 32); four homeowners association (HOA) lots for internal streets, trails, and water quality basins; and three open space lots (Lots B, C, and F) totaling approximately 54.45 acres. The development would occur on approximately 29 acres, while over 54 acres (approximately 65 percent of the site) would be preserved as permanent biological open space. Applicant Representative: Matt Simon, Consultants Collaborative, 760-471-2365; PDS Planner: Bronwyn Brown, 619-303-9949; SDPG Member: Nicholas Christenfeld. **Audience in attendance (6 community members)** – Comments centered on whether the county can change the open space designation to a density space. Community members voiced concerns about preserving community character, noting that when they purchased their homes, the space was designated as “Open Space.” Other concerns centered around evacuation safety and who would benefit from the proposed changes and for what purpose. **Continued to July 2026 SDPG Meeting**

7. ADMINISTRATIVE MATTERS:

- A. Community Reports - **Nick** discussed affordable housing issues affecting community character; Lake Hodges is navigating fire risk vs. flood risk (with greater loss of life).
Susan - Yoz property sold in Feb 2026; however, reports of heavy equipment on site prompted a code enforcement visit.
Laurel reported on the 4th of July parade in RSF village at 1 pm.
Doug reported that Elfin Forest celebrates the 4th of July on Sunday before the 4th.
Beth - Roadside Vending ordinance received minor changes addressing fire concerns and no vending after dark. RSFA is advocating for an exemption for historic districts, but this appears unlikely. A separate ordinance addresses solicitation of services as opposed to product sales.
Jennifer reports on 4th of July 5K & 10K run in 4S Ranch
Sharon reported on the JPA update, the 22nd DAA, and the advancement of the Fairgrounds 2050 master planning process, including affordable housing options, the expansion of coastal public trails, and Surf Cup containers on the field

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without permitting. The 22nd DAA board dismissed Carlene Moore as CEO and appointed Becky Bartling as the new CEO.

- B. Consideration and comments on circulation e-mails
- C. Future agenda items and planning
- D. Prospective & returning Planning Group members:
SDPG membership is currently full
- E. Supply orders and reimbursement of expenses

Future Meeting Dates 07/09/2026 08/13/2026 09/10/2026 10/08/2026
11/12/2026 12/10/2026

Doug Dill, Chair	e-mail: theddills@att.net
Beth Nelson, Vice-Chair	e-mail: beth.nelson@me.com
Lorraine Kent, Secretary	e-mail: rsfkent@gmail.com

Adjourn: 9:36 PM

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