

PUBLIC NOTICE

**COUNTY OF SAN DIEGO
SAN DIEGUITO PLANNING GROUP
P.O. Box 2789, Rancho Santa Fe, CA, 92067
7:00 pm, Thursday, August 13, 2026
MEETING AGENDA**

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

You can access the County's digital document search engine by visiting
<http://www.sandiegocounty.gov/content/sdc/pds/doclibrary.html>

Matters on the agenda are NOT necessarily heard in the order listed. Continuances, if any, will be announced at the start of the meeting or may be contained in a final agenda. Time devoted to an item will vary depending on its complexity, importance to the group and public, and the length of the agenda

NOTE: Please complete a speaker slip if you wish to speak on an issue. (Including Open Forum)

1. CALL TO ORDER/ROLL CALL (Seat #):
Don Willis (1), Sharon Fogg (2), Phil Fisch (3), 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 (Vice-Chair) (12), Kelli Hillard (13)
2. PLEDGE OF ALLEGIANCE/AGENDA REVIEW
3. APPROVAL OF MINUTES: Circulated to members in advance of meeting for initials/comments. Vote to be called at meeting.
4. OPEN FORUM Opportunity for members of the public to speak to the Group on any subject matter within the Group's jurisdiction that is not on the posted agenda.
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

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(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.

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- B. **Housing Unlocked Zoning Ordinance Amendment Update.** Housing Unlocked Zoning Ordinance Amendments are intended to help achieve the housing goals of the County's General Plan by expanding opportunities for a broader range of housing types and development options. Presentation by County Staff, Geoffrey Plagemann, Project Manager, 858-505-6677.

- 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. SD County DPW: Barra Manaseer, Sr. Civil Engineer, 619-361-5633; SDPG Member Beth Nelson.

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- D. **Surf Cup/Polo Fields/Horse Park/Surf Del Mar Sports Complex** – Status concerning latest Surf Cup/Polo Fields developments. Current Surf Cup (over use) 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.

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- E. **Socially Equitable Cannabis Program (SECP) Board of Supervisors Hearings.** Discuss possible comments/motion to provide County in advance of the public BOS meetings – August 19 and September 2, 2026. (SECP) would allow for new cannabis facilities in the unincorporated areas of the county, including cultivation, distribution, manufacturing, microbusiness, retail, onsite consumption lounges, temporary cannabis events, and testing laboratories. SDPG Member(s): Doug Dill, Beth Nelson.

- F. **Legislative Updates from County and State Field Representatives.** Possible updates from:
Gonzalo Rocha-Vazquez – Field Representative for 75th District Assembly Member, Darshana R. Patel.

Gabriel Valdez – Legislative Intern for County Supervisor Joel Anderson.

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

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- 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.

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- 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): Douglas Dill, Don Willis. ***Continued to August 2026 SDPG Meeting***

- D. **PDS2025-TM-5659 McCrink Option Property.** Development of a 53-unit single-family residential subdivision on an approximately 83.66-acre site located 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

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water quality basins. 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.

Continue to August 2026 SDPG Meeting – will table item until further direction from County

- E. **PDS2026-STP-26-009 El Camino Resident Site Plan.** New single-story, single-family residence on a vacant 5.37 acre lot. Project includes hardscape, landscaping, and grading. Main residence living area: 1400 sf with attached 603 sf garage and 584 covered patio. Location: 15350 El Camino Real, Del Mar, CA 92014-4122. APN: 268-230-30-00. Owner/Applicant: Drexel Trust c/o Kate Kearney; Applicant Representative: Craig Frieauf (Architect) 858-792-6116; PDS Planner: Martha Elena Sanchez, 619-495-8517; SDPG Member: Don Willis.

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- F. **PDS2026-MUP-57-013W4M3 – RSFA Tennis Court Expansion.** Grading for two new cement surfaced tennis courts. Earthwork volumes: Cut: 2,750 CY; Fill: 120 CY; Export: 2,630 CY · Retaining Walls: Max. 10.0 Ft Tall · Tennis Court Fence: Max. 10 Ft Tall · Relocation Existing Private Sewer Lateral. No additional events or operations are part of this minor deviation application. No tennis lighting proposed. County Planner: Patricia Calderon, 619-629-7535; SDPG Member: Kelli Hillard.

- G. **PDS2026-VAR-26-048 SDG&E Construction Noise Variance.** Information only, we may submit comments if necessary. TL13811 Rancho Penasquito to San Marcos wood to steel project. Approx. 10.5 miles, work will occur throughout the SDGE right of way Crossing over multiple roadways, Azuga St. California State Route 56, Carmel Mountain Rd., Carmel Valley Rd., Camino Del Sur, Del Dios Hwy. Normal construction hours of 7:00 a.m. to 7:00 p.m. This variance is requested only to allow work to continue beyond 7:00 p.m. when necessary to safely complete ongoing operations. Applicant Contact: Rob Knudsen (SDG&E), 619-538-9540; PDS Planner: Andrew Holtz; SDPG Member: Doug Dill.

- A. **PDS2026-MUP-26-006 Attebury Cell Site Cell Site Upgrade.** Replacement Mono Faux Pine Cell Tower and Ground Equipment. Property Owner/Location: Mark and Jane Malkiewicz Trust, 21851 Washingtonia Drive, San Marcos, CA, APN: 222-101-18-00

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Operator: Crown Castle, Houston, TX 77024; 949-259-7119; Applicant Contact: Bella Daugherty, Plancom, Inc., 858-774-8703; Patricia Calderon, 619-629-7535; SDPG Member: Doug Dill

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7. ADMINISTRATIVE MATTERS:

- A. Community Reports
- 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 09/10/2026 10/08/2026 11/12/2026 12/10/2026
01/14/2027

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

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