

# PUBLIC NOTICE

## SAN DIEGUITO PLANNING GROUP P.O. Box 2789, Rancho Santa Fe, CA, 92067

### MINUTES OF MEETING

August 14, 2014

1. CALLED TO ORDER 7:10 P.M. PLEDGE OF ALLEGIANCE  
present: Willis, Christenfeld, Lemarie, Jones, Dill, Barnard, Hoppenrath, Fisch  
absent: Liska, Clotfelter, Epstein, Arsivaud-Benjamin
2. AGENDA REVIEW
3. APPROVAL OF MINUTES:
4. OPEN FORUM:
  - A. Mike Gibbs, Deputy Chief for RSF Fire District – re: CSA 107-Elfin Forest/Harmony Grove fire protection area) has submitted an application by LAFCO to incorporate this area under RSF Fire District. Current station will continue to a volunteer station eventually evolving into a full ALS station. Harmony Grove Village will have a fully staffed station. Their goal is to have this be in effect July 1, 2015, and CSA 107 will be dissolved.
  - B. Ralph McKinnie of Sun Valley HOA explains they have a community garden, which is irrigated by facilities from San Dieguito Park. The control devices are severely leaking, and in immediate need to be repaired. After having some conversation with the Park Ranger, he was advised that there may be some emergency funds in the budget to fund the repair, which has been estimated at \$3,200. The HOA will do the labor to fix the system, but because the valve is located in the Park, it needs to be fixed by Parks & Rec. He is requesting a letter from SDPG to request of the County to take action to move forward with the repair.
  - C. John Signorino, representing Responsible Cell, a community voice for homeowners in Questhaven Hills and San Elijo Hills wants to voice that the proposed cell site PDS 2014-MUP 14-030 Verizon Double Peak, is supported by this organization.
  - D. Don Willis comments that the property next to Polo Fields has had some additional activity of recent, with new plan.
  - E. Don Willis comments that the lease for the Polo Fields is under discussion with The City of San Diego, in the 9<sup>th</sup> hour. Surf Cup is now a participating party to the lease negotiations. The City failed to include the SDPG in their discussions with the Polo Club, even though we are a bordering interest.
  - F. Laurel Lemarie reports that a resident of Whispering Palms approached her and asked about the process for a wall to protect them from the project being built.
  - G. Lois Jones reports that our documents will now have a new phrasing that advises that in being part of the distribution list for these documents, it becomes public record.
  - H. Laurel Lemarie reports that Shannon Bizantz plans to serve on the Planning Group.
5. GENERAL PLANNING ITEMS:

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**A. Plans for Expenditure of PLDO funds** – Request by County Parks and Recreation for amendments or additions to San Dieguito Planning Area Priority List for 5-year plan – please submit proposals to the chair, vice chair, or secretary in advance of the meeting if possible. We are getting pressure from the County to provide a list, soon. Ordinance and would add a new chapter to the County Code related to Reasonable Accommodation. The project also includes proposed revisions to the County's Defense and Indemnification Agreement. We have received the annual request by the County to provide our

**B. Aliso Canyon Road and El Camino Del Norte Flood Control Improvements** - The proposed design would increase the capacity of the existing public storm water conveyance systems within the project limits to convey the 100-yr storm event along Aliso Canyon Road and across El Camino Del Norte. The design includes supplementing the existing storm drain system along Aliso Canyon Road along the west side of Aliso Canyon Road with a parallel system along the east side roadway. At the southern limit of Aliso Canyon Road, a flow splitting device shall be evaluated and designed to only allow the Water Quality Flow Rate into an existing channel that parallels El Camino Del Norte. A storm water conveyance system designed to facilitate the remaining 100-year peak flows shall continue down El Camino del Norte and outfall at the existing San Diego Flood Control Facility on the south side of El Camino Del Norte. The design also includes increasing the size of the culvert crossing beneath El Camino Del Norte, including roadway improvements incidental to the increase in culvert size.

Curb inlets, headwalls, cleanouts, transition structures, and related road improvements including raising El Camino Del Norte road profile to accommodate the new facilities under the road will be designed and constructed. This alternative requires approximately 710 linear feet of roadway improvements on El Camino Del Norte, approximately 260 linear feet of roadway improvements on Lago Lindo and driveway revisions for affected neighboring properties. Presenter: Nael Areigat, Public Works/Capital Improvements Division, County of San Diego 858-694-2815 This is an early-phase presentation... affected homeowners are just being notified at this point. The horse trail on Aliso Canyon road, the Rcho Del Lago side, and on El Camino Real in the project area will be improved. There is a lot of 'nuisance' water run-off that they are attempting to corral and control. Kevin Barnard inquired whether the design considers a more natural and allows use of native habitat, helping filter the water flow. The project is governed by the Army Corps of Engineers who needs to approve the final project.

**MOTION** by Doug Dill to recommend the project as presented, with condition that they further investigate alternative vegetation that is more environmental with indigenous habitat and water flow filtration for cleansing. Additionally, it is also necessary to investigate the opportunity for grant funding, but that they not incur further expense for maintenance. Seconded: Hoppenrath

Ayes = 8                      nos = 0                      abstain = 0                      absent/vacancies = 7

**C. Review draft SDPG letter, prepared by Mid Hoppenrath, to LAFCO** concerning community issues related to the annexation of unincorporated Harmony Grove parcels into the City of Escondido for the extension of Citracado Parkway. SDPG member: Mid Hoppenrath, 760.747.1145. Review of the draft letter made revisions for submittal to LAFCO.

**MOTION** by Mid Hoppenrath to allow the Chair to submit the revised letter to LAFCO with cc's to all stakeholders. (copy of letter attached to Minutes). Seconded: Barnard

Ayes = 8                      nos = 0                      abstain = 0                      absent/vacant = 7

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6. MAJOR PROJECTS AND LAND USE ITEMS:

- A. **PDS 2014 MUP 14-019-PLN 346, PDS 2014 SP 13-001 PLN-TM, PDS 2014 MUP 14-019-PLN 399S, MUP 14-019-PLN 346S – EDEN HILLS** – Administrative Permit for Major Use Permit for sewer system to service 334 homes in proposed Eden Hills development. Applicant: Melissa Krause, Fuscoe Engineering, representative for The Eden Hills Project Owner, LLC; PDS Planner: Beth Ehsan 858-694-3103; SDPG Member: Kevin Barnard 858-688-1700 **Postponed indefinitely**
- B. **PDS 2013 STP 13-030** located at 17505 Camino Brisa Del Mar in San Diego. Site plan for 4,732 sf two-story family home on 2.5 acres. APN 678-070-17 Applicant: Phil Gaitaud representing Robert Riddle; PDS Planner Melanie Tylke 858-694-3721; SDPG member: Chaco Clotfelter 858-342-3050 **Postponed to 9-11-2014**
- C. **PDS 2014- STP 14-014 located at 9 Camelot Knolls Parcel 4 & Artesian Road** – Site plan for 5,959 sf family residence on 7.98 acres in Santa Fe Valley. Applicant: Mike Haaland for New West Investments 619-588-5967 (owner no.) mikehaaland@gmail.com; PDS Planner: Vince Kattoula 858-694-3959; SDPG Member: Phil Fisch 858-592-6758 Presented by Josh Huddleston. There is a question whether the trail along the SDGE access easement is a dedicated trail. Phil reviewed the Scoping letter – the planner had 5 requests in the letter to the applicant.  
**MOTION** by Phil Fisch to recommend approval with the condition that he meet the criteria outlined by the County Planner for 5 issues as defined in his letter and with the understanding that the easement for dedicated trail be included. Seconded: Christenfeld  
 Ayes = 8    nos = 0    abstain = 0    absent/vacant = 7
- D. **PDS 2014 TM 5589 located at 18531 Aliso Canyon Road in Rancho Santa Fe** – proposed 8-lot residential subdivision on 29.81 acres with minimum 2-acre parcel, with proposed private street for access and hook up to sewer. APN #265-270-84. Applicant: Zephyr Partners, RE LLC 858-461-5109 PDS Planner: Marisa Smith 858-694-2621. SDPG Member: Laurel Lemarie 858-756-2835  
**MOTION** by Laurel Lemarie to recommend approval with the condition that the trails be relocated from the map dated 6/20/2014 to the map presented dated 8/14/2014; as identified as trails #31, 32, 42, & 50 on the County Trails map and that these be dedicated trails. Seconded: Christenfeld  
 Ayes = 8    nos = 0    abstain = 0    absent/vacant = 7
- E. **PDS 2014 MUP 14-030 – Verizon Double Peak** – Major Use Permit request for 12 antennas, 12 remote radio units, and 1microwave dish antenna on a 45’ high monopine. Also proposed is a 11’6” x 16’10” prefabricated equipment shelter on concrete pad and emergency generator housed in a concrete block wall enclosure with stucco wall to match existing building located at 21230 Questhaven Road in San Marcos. Applicant: Margie Sullivan representing Verizon Wireless 760-613-3488; PDS Planner: Melanie Tylke 858-694-3721; SDPG Member: Don Willis 858-481-1535 **Postponed to 9-11-2014**
- F. **PDS2014 stp 14-016** – Site plan for 6,500 sf single family residence + 1,100 sf garage with 2<sup>nd</sup> story living area above garage, and a V-Designator located at Road to Rio in The Crosby Estates. Applicant: Reggie Reyes representing Mark & Tiffany Henkel 858-922-6246; PDS Planner: Vincent Kattoula 858-694-3959; SDPG Member: Mid Hoppenrath 760-747-1145 It was reported as a V-designator, but the application is for a D-Designator. The County is requiring Cross sectional analysis. We will continue the project in anticipation of reviewing the document. **Continued to 9-11-2014**

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7. ADMINISTRATIVE MATTERS:

A. Community Reports

1. TAC issues

- a. **DPW Traffic Engineering** - request by developer that the County consider approval of stop signs at several intersections that were not previously approved by the Board of Supervisors during the design-build process. The developer, through their consultant, prepared an engineering study to evaluate traffic controls for 47 separate intersections and recommended approval of stop signs. The developer also obtained support from the 4-S Ranch Master Homeowners Association. County staff supports the technical findings and we anticipate these intersection controls will be brought to the San Diego County Board of Supervisors for formalization in October, 2014. DPW Planner: Kenton Jones 858-694-3843, SDPG Member: Doug Dill 760-736-4333 Presentation by Murali Pasumarthi from County Traffic Engineering. They identified 5 intersections that need a full 4-way stop. 18 homeowners are in full support, the community spokesperson, included. Once the roads become county-maintained, they will be able to do speed studies and appropriately post speed limits.

**MOTION** by Doug Dill recommends approval as presented. Seconded: Christenfeld

Ayes = 8                      nos = 0                      abstain = 0                      absent/vacant = 7

- b. Review of letter from Sun Valley Homeowners Association requesting additional parking restrictions on Sun Valley Road for submittal to upcoming TAC meeting. SDPG Member: Doug Dill 760-736-4333

**Motion** by Lois Jones to recommend support of the request and that SDPG's TAC representative, Doug Dill, present the request at the next TAC meeting. Seconded: Willis

Ayes = 8                      nos = 0                      abstain = 0                      absent/vacant = 7

- B. Consideration and comments on circulation mail  
C. Future agenda items and planning  
D. County Filings (Form 700) & Required Training (Ethics)  
E. Revised Meeting schedule for future SDPG meetings

Meeting adjourned at 10:46 p.m.

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