

# PUBLIC NOTICE

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

May 14, 2015

### Final Agenda --- REGULAR MEETING

**Place of Meeting:** RANCHO SANTA FE FIRE STATION (meeting room), 16936 El Fuego, Rancho Santa Fe, California. TBM 1168-D3, (El Fuego intersects Linea del Cielo at the west end of the village.)

A final agenda, including changes and additions if any, may be posted in front of the U.S. Post Office, Rancho Santa Fe, seventy-two (72) hours before the meeting. Certain matters, as may be noted, will be set for a time certain. 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: 7:00 P.M. PLEDGE OF ALLEGIANCE
2. AGENDA REVIEW
3. APPROVAL OF MINUTES: Misc. Prior Meetings [Circulated to Members during Meeting for initials, comments if any]
4. OPEN FORUM: Public and group member comments on non-agenda items only. (3 minute time limit per speaker.) No official action may be taken at this meeting on any new matters raised. Complete speaker slip prior to your presentation.
5. GENERAL PLANNING ITEMS:
  - 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.
  - B. **2015 General Plan Clean Up Proposal** -Draft Plan for GPA public review from April 15 through June 1 – includes following as it pertains to SDPG:
    - a. Section 4.1 (GP text changes) pages 4-3 through 4-5 (51-53 in the pdf page counter)
    - b. Section 3 (Land Use Map & zoning changes), pages 3-1 through 3-33 (15 – 47 in the pdf counter); also see the analysis worksheets of Land Use Map & zoning items on the bottom of the web page
    - c. North County Metro item is in an area that is not represented by a planning group
  - C. Request by the chair of the EFHG TC to review and request for a vote of support for letter drafted for Septic clarification in Harmony Grove/Elfin Forest as it pertains to the Community Plan. SDPG Member: Jacqueline Arsivaud-Benjamin 760-855-0444

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6. MAJOR PROJECTS AND LAND USE ITEMS:

- A. **PDS 2015 MUP 15-003, ER 15-08-002 – Verizon Double Peak located at 21230 Questhaven Rd., San Marcos** – Major Use Permit application proposing to install 12 antennas, 12 remote radio units, and 1 microwave dish antenna on a 45' high monopine. The equipment necessary to operate the facility will be located in a proposed 11'6" x 16'10" prefabricated equipment shelter on a new concrete pad. Also, installation of a proposed emergency generator inside a concrete block wall enclosure with stucco finish to match existing building. APN #679-050-04-00 Applicant: Margie Sullivan representing Verizon Wireless 760-613-3488; PDS Planner: Melanie Tylke 858-694-3721; SDPG Member: Doug Dill 760-736-4333
- B. **PDS2014 STP14-026 – site plan for 3,397 sf Single Family home and garage, tack room on 4.98 acres** located at Avenida de Pompeii in Santa Fe Valley. APN #269-100-47. Applicant: Michael Azurmi representing Tom & Anne Bache 619-417-1400; PDS Planner: Vincent Kattoula 858-694-3959; SDPG Member: Mid Hoppenrath 760-747-1145
- C. **PDS 2014 GPA 14-007, MUP 14-046, TM 5595, EB 14-08-17 Application for tentative map requiring a general plan amendment and major use permit for 56-unit, age-restricted condominium project located on 28.69 acres located at the northeast corner of Via de la Valle and Calzada del Bosque.** APN #268-180-51-00, 268-180-01-00, 258-180-39,00 268-180-50-00 Applicant: Ali Shapouri on behalf of Larry Gene Mabee Revocable Trust & Golden Eagle Land Investment LP 858-756-8340; PDS Planner: Michael Johnson 858-694-3429; SDPG Member: Don Willis 481-1535 **7:30 TIME CERTAIN - opponents to this project will make a presentation in rebuttal to this project. The applicant has postponed for a future date.**
- D. **PDS 2015-HLP 15-002; ER 15-08-003 Application for Habitat Loss Permit to address the impact of 20.1 acres of coastal sage scrub occupied by the California gnatcatcher.** The project (PDS2013-LDGRMJ-00015) consists of a major grading permit for a private horsekeeping facility and grape planting project. A previous HLP application expired in 2008. APN #228-400-15, 16, 22 Applicant: Hedy Levine representing Brendan Thiessen/Harmony Grove Partners LP 619-232-9200x125; PDS Planner: Ashley Gungle 858-495-5375; SDPG Member: Shannon Bizantz 619-417-4655
- E. **PDS2015 VAC-15-001, ER-96-08-023E, BC-15-002-0** Request for vacation of open space located at 15931 Via de Santa Fe, Rancho Santa Fe. APN#269-183-44,45 Applicant: John Winn for Michael Kelly 858-292-7770; PDS Planner: Beth Ehsan 858-694-3103; SDPG Member: Laurel Lemarie 858-756-2835
- F. **PDS2015-SP-15-002 Specific Plan; PDS2015-SP-15-002-PDS-PLN-346; PDS2015-SP-15-002-PDS-PLN-399; PDS2015-SP-15-002-PDS-PLN-524; PDS2015-REZ-15-003 Rezone; PDS2015-TM-5600; PDS2015-ER-15-08-006; PDS2015-MUP-15-002 – Harmony Grove South** - Proposal for sustainable residential village, open space, and trails consisting of 453 dwelling units on 111 acres, currently zoned A70 and RR. Project includes applications for specific plan, major use permit, rezone, tentative map, and environmental review. APN's 235-011-06, 238-021-08, 238-021-09, 238-021-10. Applicant: David Kovach representing RCS Harmony Partners, LLC 949-300-6742; PDS Planner: Marisa Smith 858-694-2621; SDPG Member: Mid Hoppenrath 760-747-1145 **POSTPONED TO 6-11-2015**
- G. **PDS2015 STP 15-009** - Proposal for new one-story 6,600 sf single family home on pre-graded pad on .77 acres, fully landscaped and irrigated with pool and attached 3-car garage located in The Crosby Estates, lot#320 at Top O' The Morning Way and Road To Rio. APN#267-210-26-00. Applicant: Mark Radford for Kelly Doan 760-432-0341; PDS Planner: Ashley Gungle 858-495-5375; SDPG Member: Phil Fisch 858-592-6758 **SCHEDULED FOR MEETING OF JUNE 11, 2015.**

7. ADMINISTRATIVE MATTERS:

- A. Community Reports  
B. Consideration and comments on circulation mail  
C. Future agenda items and planning

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- D. Prospective & returning Planning Group Members
- E. Supply orders and reimbursement of expenses

**NOTE: San Dieguito Planning Group needs new volunteers to fill vacancies on the planning group. This is an opportunity for you to participate in the preservation and responsible development of your community. If you wish to participate, we request you provide the chair with a current resume and attend 2 or 3 meetings, depending on our meeting schedule in the next few months.**

<b>Future Meeting Dates:</b>	5/14/15	6/11/15	7/9/15	8/13/15	9/10/15
Bruce Liska, Chair	858-756-5391	FAX 858-756-5391	e-mail:	bruce.bettyliska@gmail.com	
Doug Dill, Vice-Chair	760-736-4333	FAX 760-736-4333	e-mail:	theddills@att.net	
Lois Jones, Secretary	760-755-7189	FAX 858-455-1421	e-mail:	loikaj@cox.net	

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