

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

MINUTES OF MEETING

MAY 14, 2015

1. CALLED TO ORDER 7:07 P.M. PLEDGE OF ALLEGIANCE
Present: Willis, Christenfeld, Arsivaud-Benjamin, LeMarie, Jones, Liska, Hoppenrath, Bizsantz, Parillo
Absent: Dill, Fisch
2. AGENDA REVIEW
3. APPROVAL OF MINUTES
4. OPEN FORUM:
 - A. Don Willis reported the State's newest water restrictions and how it will impact development and asked if we will consider an agenda item to discuss the impacts of development on our water supply. Discussion ensued as to how we should make our considerations for future development. Lois volunteered to bring the county's powerpoint presentation that she saw during her Academy training. We'll put the presentation on the agenda upcoming.
 - B. KPBS had a documentary on the Cocos fire and the concerns that erupted from the emergency evacuation and how the upcoming development affects that.
 - C. Laurel Lemarie reports that at the last CSD meeting they're looking into a tertiary water system near the old gravel plant operation.
 - D. Lois Jones reports that RSFA has voted to support signal lights rather than roundabouts.
 - E. Mid Hoppenrath reports that the Harmony Grove Village Grand Opening is slated for May 30th.
 - F. Jacqueline Arsivaud-Benjamin reports that PDs staff will be at EF Fire station May 18 at 6:00 p.m. for a presentation on the Valiano project, in anticipation of collecting comments to the draft EIR.
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

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- 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

MOTION by Laurel Lemarie that we are in support the letter sent by HG/EF Town Council to clarify the intent of septic/sewer as a development mechanism is consistent with our continuing and historic position and reflects the intent of the Community Plan. Seconded: Christenfeld

Ayes = 8 nos = 0 abstain = 0 absent/vacant = 5

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 **Postponed to 6-11-2015**
- 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 **Postponed to 7-9-2015**
- C. **PDS 2014 GPA 14-007, MUP 14-046, TM 5595, EB 14-08-17 Rancho Librado - 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.**
Chair Liska gave a brief history of the presentation on the project to date. The presentation tonight is strictly informational, upon request by a community member, Saiid Zarrabian. 480 persons have signed a petition in opposition, with over 300 Covenant members. Surrounding properties average 3 acres. The project provided was originally created for RSF Association. Mr. Zarrabian believes that of the 480 petitioners, approximately 20 may have heard the applicants' presentation. The concern for water supply is significant. How the applicant approaches this difficult point will be important. He also pointed out the impact on the San Dieguito River Valley, and a feared 'domino' effect this type of density could influence.
- 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 Bizsantz 619-417-4655 **Postponed to 6-11-2015**
- 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

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Michael Kelly 858-292-7770; PDS Planner: Beth Ehsan 858-694-3103; SDPG Member: Laurel Lemarie 858-756-2835 **Postponed to 6-11-2015**

- 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 7-9-2015**
- 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
- D. Prospective & returning Planning Group Members
 - 1. Joe Zagarra, from Rancho Santa Fe Covenant, came as his second meeting.
 - 2. Frank Smith is another prospective member from Rancho Santa Fe Covenant, showing some interest.
- E. Supply orders and reimbursement of expenses

Meeting adjourned at 8:50 p.m.

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