

SAN DIEGUITO PLANNING GROUP

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

Minutes of Meeting

October 13, 2016

1. CALL TO ORDER: 7:04 P.M. PLEDGE OF ALLEGIANCE
Present: D. Dill, D. Willis, T. Parillo, B. Liska, L. Lemarie, P. Fisch, J. Arsivaud-Benjamin, M. Hoppenrath
Absent: S. Biszantz, J. Zagara, N. Christenfeld
2. AGENDA REVIEW
3. APPROVAL OF MINUTES: to be conducted at next meeting
4. OPEN FORUM:

L. Lemarie commented that she and J. Zagara will attend the upcoming BoS meeting to express support for use of roundabouts in Rancho Santa Fe.

M. Hoppenrath reported that according to the State-mandated 2015 Annual Progress Report, the San Diego County General Plan provides adequate housing capacity to meet the Regional Housing Needs Assessment (RHNA), which is adopted by SANDAG and whose methodology and allotment system is subject to public review and comments. The methodology used was developed by the California Department of Housing and Community Development using recommendations from the Regional Housing Working Group and the Regional Planning Technical Working Group. The Accretive Investments TV ad claiming a "critical housing shortage" relies, inter alia, on the San Diego Regional Chamber of Commerce study that was conducted by the London Group, a private real estate consulting group. M. Hoppenrath feels these data suggest that the perceived housing shortage is the result of a slow rate of buildout rather than a deficit in the future housing allotment of the General Plan.

Andrew Wright of Wright Architecture who is representing the Flowers project expressed disappointment that their project would not be heard at the October SDPG meeting as he had been told by County staff and explained that this delay would be costly in terms of scheduling project activities, such as grading, before the rainy season. He asked how long the permit process could be expected to take. Mark Slovick, County of San Diego Planner, told Mr. Wright he would be able to help him further and provided his contact information.
5. GENERAL PLANNING ITEMS:
 - A. **San Diego County Local Coastal Plan update.** Kelly Bray, Land Use Environmental Planner with PDS (858-495-5340) will present an updated County staff draft plan, soliciting feedback from SDPG members and the public. The draft Plan will likely be presented to the County Planning Commission on October 7th and to the Board of Supervisors in January. **Continued to Nov. 10th**
 - B. **Comment on NOP from Rincon del Diablo Municipal Water District concerning proposed acquisition and expansion of existing County-owned Harmony Grove Village Water Reclamation Facility (HGVWRF) to provide the Harmony Grove area with wastewater service.** This expansion could provide sewer service to two proposed residential developments, Valiano and Harmony Grove Village South, that are requesting General Plan Amendments to increase density in the area. Public comment period ends Oct. 10th; an extension was granted for SDPG comments. The initial study is available at <http://www.rinconwater.org/images/Rincon/RDDWD-Sewer-Initial-Study---9-7-16.pdf>.
Greg Thomas, General Manager of Rincon Water briefly explained the project. He noted that one of the proposed projects anticipated to be served by the expanded sewage treatment plant, Valiano, already has an MOU with the City of Escondido to provide sewer. He indicated that the acquisition of the HGVWRF could proceed even if the proposed projects were not approved, but that no expansion would take place.
Sara Lazano of Dudek answered questions about the EIR.
D. Dill wondered about the financial impact if the proposed projects are not approved and questioned the incentive for this action. *G. Thomas* answered the incentive was to consolidate all water-related services for the homeowners so they only receive one bill.
J. Arsivaud-Benjamin noted that many Escondido residents currently get a sewer bill from Escondido and a water bill from Rincon, and asked about the potential for future resource offsetting.
D. Willis was concerned, noting that the HGV project was approved based on the restriction against expanding the HGVWRF and if this condition were eliminated by the acquisition by Rincon, would this trigger a reopening of the HGV EIR? He felt the impacts would go beyond growth inducing.
B. Liska was concerned that the ability to create and sell reclaimed water could be affected by the change in management. He

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stressed the benefits of an efficient system, such as that related to consolidation proposed by Rincon. *M. Hoppenrath* was concerned that the Rincon acquisition would nullify the HG community plan. *J. Arsivaud-Benjamin* noted that the ready availability of sewer can encourage homeowners to subdivide their current large lots and thereby erode the rural community character. *Marion Dodson*, Village Merchants Association, was concerned about the effect of sewage treatment facilities on nearby Escondido Creek and downstream waters. G. Thomas responded that in line with the SD RWQCB basin plan, sewer actually helps improve groundwater quality, as it limits contaminants from failing septic systems. *Eric Anderson*, representing the Elfin Forest Harmony Grove Town Council and co-chair of the Rincon committee, stated concerns over preservation of the community character. *Jon Dummer*, local resident, stated the community needs the County to help keep their properties rural. He said high density works in Escondido and for developers and service providers like Rincon but that County residents expect the County staff to protect the GP and preserve their community character. *J. Arsivaud-Benjamin* wondered what would be the motivation for the residents to give up the protections currently afforded by the HGV SPA and HG CP. D. Dill agreed, stating that the restriction on sewer availability was a critical part of the original HGV plan. The group reviewed the draft NOP comments and made revisions/additions.

Motion: By D. Dill, **second** by L. Lemarie, to submit NOP comments as discussed.

Vote: ayes = 8 nos = 0 abstain = 0 absent/vacant = 7

- C. **Citizens for a Better San Diego (<http://repairsandiego.com/>), an advocacy group for the SANDAG half-cent sales tax measure for this November Ballot will make a brief presentation in favor of this initiative with Q&A session.**
 Presenter: Joseph Masso, Outreach and Communications Manager, Citizens for a Better San Diego, (619)345-3700, ext. 201. No presenters attended; item was not discussed.
- D. **Comments on Rancho Santa Fe Village Parking Plan.** Presentation by Russ Hunt on behalf of Tom Farrar of the Rancho Santa Fe Association regarding the angled parking plan proposed for the Village. This is a continuation of the discussion presented at the September 8th SDPG meeting. The newest plan removed the request to make Avenida de Acacias a one-way street as per T. Parillo's recommendation. It also calls for additional time-limited parking and results in a total of 22 extra parking spaces. *Marion Dodson* of the Village Merchant's Association commented that many commercial units were grandfathered in with no dedicated parking and so there is a need for more parking: one type for all-day parkers such as shop owners, and one type for short-term customer parking, which would be addressed by green-painted curbing designating 2-hour parking zones during week days from 10 am to 4 pm. *L. Lemarie* was concerned about increasing traffic at the nearby 5-way intersection if El Tordo became one-way. *D. Willis* advised them to include ADA parking for the handicapped and Russ Hunt said that would be addressed as the plan progressed. He noted the timeline is to present the plan to TAC then the BoS in mid-December with a second reading in January, after which the painting could begin.
Motion: By T. Parillo, **second** by J. Arsivaud-Benjamin, to approve project as presented in Exhibit 3, Existing and Proposed Transportation & Parking Conditions Rancho Santa Fe Village Parking, dated 10/10/16.
Vote: ayes = 8 nos = 0 abstain = 0 absent/vacant = 7
- E. **Speed Limit Posting and Parking Prohibition on Rancho Valencia Road.** SDPG to submit comments on DPW plan to reduce excessive speeding and motorists parking on both sides of Rancho Valencia Rd, near the end of County Maintained limit, impeding the movement of motorists in the through lanes. Plan includes establishing a 35 MPH posted speed limit as well as establishing parking prohibitions on two segments and removing one existing parking prohibition. DPW Engineer: Mandana Beheshti, 858-694-3877. *B. Liska* reported he was a Del Rayo Downs resident and had obtained input from other homeowners along Rancho Valencia Road and from Charles Covello, President of the Del Rayo Village Owners. All were supportive of the new 35 MPH speed limit, revised parking prohibitions and removal of certain parking prohibitions, as recommended by the County Traffic Engineer on the October 4th, 2016 notice.
Motion: By B. Liska, **second** by T. Parillo, to approve project as presented.
Vote: ayes = 8 nos = 0 abstain = 0 absent/vacant = 7

6. MAJOR PROJECTS AND LAND USE ITEMS:

- A. **PDS2015-SP-15-002, Harmony Grove Village South.** Representatives of the County PDS, Chris Brown, Alchemy Consulting Group, Camille Passon, Senior Planner, Project Design Consultants presented the latest information on the HGVS residential project on behalf of the Kovach Group. This project requires a General Plan Amendment to increase density from approximately 174 units to 453 residences including 229 multifamily units. The applicant recorded the session. PDS planners *Mark Slovick* and *Michael Johnson* explained that the applicant had made minor changes to the tentative map, such as moving some surface detention basins underground and thus allowing some lot sizes at the perimeter to be enlarged, and changing parks from private to public. The County will provide a list of changes for

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review by the SDPG.

A group discussion ensued; the amount of grading has not been changed. The multifamily units are condos. The County is processing this application by assuming the project represents a Village expansion subject to LU 1.4.

J. Arsivaud-Benjamin asked what would be required to demonstrate a need for a GPA, and *M. Slovick* said that was up to the discretion of the BoS.

M. Hoppenrath explained the history of HGV, highlighting that it was brought to the attention of the residents by the County (no developer was involved) who hosted three "Visioning Workshops" to engage the local community in planning HGV. This development model assured the surrounding rural residential area would be downsized and thus community character would be preserved.

J. Arsivaud-Benjamin added that a subsequent last minute upzone of the future HGVS area that was strongly opposed by the community occurred during consideration of 'referral map' during the General Plan Update process.

M. Hoppenrath asked about fire danger associated with lack of secondary exit, mentioning personal experience with 4 emergency evacuations due to fire, and was told this was still being assessed.

D. Dill recommended that SC1375, a county road removed some years ago from the County circulation map because of low density as shown in the GP, should have to be added back to create a secondary exit if this project were to be approved, especially considering the large numbers of new residents and the surrounding urban/wildland interface provided by the Elfin Forest Reserve and the Del Dios Highlands Park.

D. Dill also mentioned that the project represented a considerable increase in density compared to the current GP yet did not propose any new schools; location far from the large employment centers, supermarkets/shopping areas and other services will significantly increase local traffic.

There was a brief discussion of the possible reasons for the very slow sales of the nearby HGV project (overpriced, high sewer, and Mello Roos fees, lower-ranking Escondido schools, issues with product rollout).

B. Liska wondered why there were no multifamily units in HGV, *D. Dill* noted the many changes in ownership (NUWI to Standard Pacific to Cal Atlantic) had changed the original product proposed by NUWI.

J. Arsivaud-Benjamin noted that a NUWI representative had mentioned the decision to build the infrastructure up front caused large capital costs which increased the Mello Roos, amortized over less homes than forecast due to slow housing sales.

D. Dill mentioned the area is known for large granite deposits, which caused the grading budget to balloon according to the former site supervisor.

Eric Anderson, representing the Elfin Forest Harmony Grove Town Council, stated the community continues to object to the project design, noting the footprint and number of units is the same in the new tentative map. He listed concerns over fire safety, ingress/egress, noncompliance with the Village concept (noting that HGV is a complete village that does not need extensions).

Jon Dummer, an adjacent resident to HGVS, grew up in the area and has built his home here, when the 100 acres of the future HGVS site was zoned for only 8 homes. He has watched with great disappointment and alarm as the HGVS project proposed 450 homes in the same acreage. He stated that the current HGVS grading plan called for a 100 ft, very steep embankment to begin at his property line and believes this will greatly reduce the value of his home and even reduce the amount of natural light reaching his home and landscaping. He called upon the County planners present to remember the Village model that they presented to the community and admonished them to "take care of the little guy."

- B. **PDS2016-STP-16-014, APN 267-210-02-00. Luukkonen Residence Site Plan Major Use Permit.** 2 story single family residence with 4-car garage. Establish setbacks for Lot #296, The Crosby Estates, Top 'O' Morning Way, Owner: Mattias and Lena Luukkonen, 858-432-1374; Applicant's Representative: Scott Grunst, 858-756-3553; PDS Planner: Gregory Mattson, 858-694-2249; SDPG Member: Joe Zagara, 858-756-4211. **Continued to Nov. 10th**
- C. **PDS2016-TPM-21243, APN 265-260-20-00. Tentative parcel map proposal to split existing 9.32 acre lot into 2 lots.** Existing property contains ~13,000 sf main house and ~2,100 sf guest house. Application would provide a 2.86 acre lot with grading and utilities to create buildable pad near existing guest house. 18181 Via Roswitha, Rancho Santa Fe. Owner: Thomas Powell; Applicant's representative: Matt De Vincenzo, 858-597-2001; PDS Planner: Don Kraft, 858-694-3856; SDPG member: Tim Parillo, 415-238-6961.
T. Parillo reports that the project is mostly compliant with zoning although there may be some cultural resources on site. The neighbors have concerns about an increase in storm water runoff due to replacement of current permeable gravel driveway with a concrete driveway. The SDPG wishes to recognize the letter from Kevin Sullivan Esq. (Schwartz Hyde & Sullivan, LLP; dated 8/8/16) which appears to voice legitimate concerns and inconsistencies in grading plans. This project is expected to return to the SDPG.
- D. **PDS2016-MUP-16-016, APN 267-161-05.** Application for major use permit to install 12 panel antennas, 9 RRUs and 5 Raycaps within a new 41' tall monoecalyptus at 17576 Via Del Bravo, Rancho Santa Fe, to allow T-Mobile to relocate their antennas from a monopalm. Owner Crown Castle – Laura Whitten; Applicant Verizon Wireless, contact Jill Cleveland, Plancom Inc, 760-716-4833; PDS Planner: Morgan Norville, Morgan.Norville@sdcounty.ca.gov, 858-495-5329; SDPG member: Don Willis, 858-922-4227. **Continued to Nov. 10th**

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- E. **PDS2016-STP-16-015, APN 264-660-03-00. Application for 'D' designator recommendation**, Site plan for 2-story single family residence on previously graded lot. Owner: Joe Sangari, Applicant's representative: John Jensen, 858-756-2526; PDS Planner: Chelsea Oakes 619-643-7938; SDPG Member: Laurel Lemarie, 858-756-2835. SDPG's initial review found no significant problems but members wish to review the scoping letter before rendering judgement. **Continued to Nov. 10th**

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
- E. Supply orders and reimbursement of expenses

Meeting adjourned at 10:20 pm.

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