

SAN DIEGUITO PLANNING GROUP

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

Minutes of Meeting

April 13, 2017

1. CALL TO ORDER: 7:02 P.M. PLEDGE OF ALLEGIANCE
Present: D. Dill, J. Zagara, L. Lemarie, D. Willis, M. Hoppenrath, T. Parillo, P. Fisch, J. Arsivaud-Benjamin
Absent: S. Biszantz, N. Christenfeld
2. AGENDA REVIEW and APPROVAL OF MINUTES [Circulated to members during meeting for initials/comments]
4. OPEN FORUM: L. Lemarie requested an introduction for new San Dieguito Planning Group member candidate Steve Thomas, and D. Dill briefly described Mr. Thomas's background and welcomed him to the group. It is hoped he will soon be appointed by the Board of Supervisors as a voting member. P. Fisch asked when the reduced group number (15 → 13) would be approved by the BoS so that the required number for a quorum would be lower. D. Dill said he was checking every month and there was no confirmation yet.
5. GENERAL PLANNING ITEMS:
 - A. **County of San Diego General Plan Clean-Up - San Dieguito.** PDS Planner: Joshua Menvielle, [858-495-5451](tel:858-495-5451), SDPG Member: Doug Dill, [760-736-4333](tel:760-736-4333). The group has submitted a table (below) with proposed changes (new item shown in red) for the 2017 GP cleanup.

Community Area	Proposed Change	Basis for Change
San Dieguito SD301	Re-designate one parcel from OS-C to SR-10 and rezone from S80 to RR	Mapping Error - Private ownership
San Dieguito SD302	Re-designate one parcel purchased by DPR from RL-20 to OS-C and rezone from A70 to S80	Ownership Change - DPR Acquisition
San Dieguito SD303	Re-designate one parcel purchased by DPR from RL-20 to OS-C and rezone from A70 to S80	Ownership Change - DPR Acquisition
San Dieguito SD304	Re-designate four parcels from OS-C to P/SP and rezone from S80 to RR.	Mapping Error - Public ownership
San Dieguito SD30x	Clarify language in community plan imposing a sewer prohibition outside of HGV footprint.	Confusing language according to PDS. Match intent of HG Community Plan

Motion: By D. Dill, **second** by J. Arsivaud-Benjamin, to recommend approval of Clean-Up items, SD301, SD302, SD303, SD304, and SD30x, with said approval being contingent upon the inclusion of SD30x in current GP cleanup, as first discussed with PDS in early 2015. There should be no question that proposing anything but septic outside the Harmony Grove Village footprint contradicts the approved Community Plan. This is consistent with the

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positions communicated to the County by the Elfin Forest/Harmony Grove Town Council, as stated in their correspondence of April 10, 2015, and of the May 2015 SDPG meeting item 5C motion.

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

- B. **Rincon del Diablo Municipal Water District Harmony Grove Village Water Reclamation Facility (HGWWRF) Acquisition Draft Environmental Impact Report – SCH 2016091020.** Rincon water proposes to become a sewer service agency within Harmony Grove Village by exercising its latent powers through the San Diego Local Agency Formation Commission (LAFCO). Harmony Grove and Eden Valley would be placed in a sewer planning area, but sewer service would only be provided to HGV. However, acquisition of the HGWWRF by a public utility would release it from the specific plan restrictions on expansion of the sewer system. The Draft EIR may be viewed at the District's website: www.rinconwater.org. Public review/comment period ends April 21, 2017. Main concern of group was lack of binding commitment to and enforcement method for compliance with HG Community Plan policies regarding prohibition of sewer outside of HGV. *J. Huston* and *A. Laderman* sent written comments in general agreement with position of SDPG as stated in letter.
Motion: By D. Dill, **second** by L. Lemarie, to approve comment letter to Rincon Water District (see appendix)
Vote: ayes = 8 nos = 0 abstain = 0 absent/vacant = 7
- C. **4998 El Arco Iris, Rancho Santa Fe** Request for consideration of adding a protective dirt berm along the property that borders Linea Del Cielo to stop cars from crashing onto their property - The owner is requesting referral to TAC. Owner: Claude Kordus; Planner, Don Willis 858-481-6922. **Continued to May 11th**
- D. **PLDO Active Recreation Definition Update and Quimby Act Amendment Discussion.** Update Parks and Recreation Department's process to change 'Active Recreation' definitions as it pertains to PLDO usage. Valley Center Planning Group supports Quimby Act Amendment (allow 20% of PLDO funds to be earmarked to park maintenance). SDPG Member: Doug Dill, [760.736.4333](tel:760.736.4333). Group was concerned that this action would not provide any lasting commitment to fund maintenance. **Continued to May 11th**

6. MAJOR PROJECTS AND LAND USE ITEMS:

- A. **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. Scott Grunst presented an overview of homesite on an odd-shaped lot requiring some modifications to setback restrictions.
Motion: By J. Zagara, **second** by T. Parillo, to approve as presented.
Vote: ayes = 8 nos = 0 abstain = 0 absent/vacant = 7
- B. **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. **Continued to May 11th**
- C. **PDS2017-STP-17-002 Artesian Lot 44 Site Plan D2 Designator.** Location: Artesian Road at Santa Fe Knolls, APN 269-100-44-00. Proposed single story residence with 4-car detached garage with attached guest living quarters, pool and detached pool bath. Owner: Dykmans Family Trust, 619-977-4096; Project Contact: Kim Kindel, 760-420-8485; County Planner: Michelle Chan 858-495-5428, SDPG member: Phil Fisch 858-592-6758.
Motion: By P. Fisch, **second** by T. Parillo, to approve as presented.
Vote: ayes = 8 nos = 0 abstain = 0 absent/vacant = 7
- D. **PDS2017-STP-17-007 Site Plan Permit for Village Center in Harmony Grove Village.** Proposed 25,500 sq ft, four-building commercial retail center comprises two parcels totaling 2.8 acres with a FAR of 0.2. Access is off Country Living Way and the center is visible from Country Club Drive. A small enclosed corral area for tying horses and 8 handicap parking spaces are included. Owner CalAtlantic Group, Inc, 858-618-4911; applicant New Urban West Inc, 310-864-2427, jasonh@nuwi.com; County Planner: Michelle Chan 858-495-5428; SDPG planner, Mid Hoppenrath, 760-747-1145; midhop@gmail.com. *Glenn Cardoso* of New Urban West gave a brief overview of planned commercial area. The Harmony Grove Village Market Place will have four buildings designed with a rural county theme including amenities such as a historic renovated farmhouse for community activities with a horse tie up area; a Country Store with outdoor dining; and assorted retail shops in a shaded setting. *J. Huston* asked about liability of the horse area. *M. Hoppenrath* said design of the horse tie up area was not yet finalized but it would be safely enclosed and gated and will have posted warning signs to limit liability of the owners. Suggestions for design of this area are welcomed.

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Motion: By M. Hoppenrath, **second** by T. Parillo, to approve as presented.

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

- E. **PDS2017-TM-5556TE Santa Fe Hills Tentative Map Time Extension.** 2 lots, 20 Acres, north of Artesian Road and west of Caminito del Ventecito, APN 267-147-01, 267-147-02. Applicant: Hunsaker & Associates, Daniel Rehm, 858-558-1414; County Planner: Gregory Mattson at 858-694-2249; SDPG Member: Phil Fisch, [858-592-6758](tel:858-592-6758). *Daniel Rehm* presented an overview of project. Changes from previous project included removal of main gate and reduction to only 8 homes. *Ron Boren* said many neighbors were concerned that granting a time extension would allow development to proceed under older storm water drainage regulations. *Charles Fleischer* lived across the street and noted that his septic system is very sensitive to rain and local drainage patterns. He was concerned that the planned drainage basins would not collect enough water, and also worried about mosquito control in standing retention water basins. *John Mecklenburg* had watched various projects planned for the parcels over the last 15 years. He wondered why an extension was needed and felt that 8 years was plenty time for the current owners to build. *Daniel Rehm* said the property had changed owners several times and they had mistakenly believed that the property was in the sewer district. They now needed extra time to petition LAFCO for annexation. One neighbor was concerned about increased runoff on the paved road. *Daniel Rehm* explained that the properties would be graded to direct runoff into the retention basins and that the HOA would be responsible for maintaining the basins. *P. Fisch* made a motion, seconded by *L. Lemarie*, to condition approval of time extension on the completion of an analysis of drainage impact to neighboring properties. *M. Hoppenrath* felt this restriction was redundant given the requirement that the project conform with the latest storm water drainage regulations and that this condition might cause a delay that would exceed the deadline for a time extension. *P. Fisch* revised his motion and *L. Lemarie* agreed.

Motion: By P. Fisch, **seconded** by L. Lemarie, to approve with the condition that, given the noticeable slope of the property from bottom to top, concerns of neighbors regarding impacts of storm water drainage be addressed.

Vote: ayes = 7 nos = 1 abstain = 0 absent/vacant = 7
Parillo

- F. **Hacienda del Mar, City of San Diego Project No. 488318/SCH. # 2016121081.** Proposed independent and assisted living facility with memory care units located in the City of San Diego at 3975 Via de la Valle. Developer: Milan Capital. The consultant for the Hacienda del Mar project, *Stephanie Saathoff* of The Clay group, and *Bruce McIntyre* of Hacienda del Mar, discussed their project. There will be 150 continuing care living units for seniors consisting of 71 independent living, 45 assisted living, and 34 memory care units styled in Tuscan veneers and earth tones. Project buildings are less than 36 feet in height, and the project footprint is less than 10% of the total lot coverage. The remaining land will be open space, habitat creation, and community trails. Storm water runoff will be accommodated in on-site retention basins. The EIR is expected to be distributed in several months. Call Morris Dye (619-446-5201) to have your name added to the EIR distribution list.
- G. **PDS2017-TM-5456TE Cielo De Lusardi Tentative Map Time Extension.** Proposed 19-lot subdivision on 270 acres, Lots 1-18 are single family residential and Lot 19 is a condominium lot for 19 air space units, located within the Rancho Cielo Estates, at end of Avenida Barranca, south of Cerro Del Sol and east of Via Dora, APNs 265-300-02, 265-300-03, 265-300-05. Owner: Cielo 182 LLC & Lavender Hill Ranch LLC, [760-744-3133](tel:760-744-3133); Project Representative: Michael Levin, Excel Engineering, [760-745-8118](tel:760-745-8118); PDS Planner: Heather Steven, 858-495-5802; SDPG Member: Doug Dill, 760-736-4333. *David Radel*, a neighbor, described the extremely steep slopes and proposed that "over excavation" of the graded lots by at least 5 feet be required to help stabilize the home foundations. *Brian Orrico*, a neighbor, was concerned that the three lots off Via Dora would be specifically single family and not later be converted to condos. *Lynn Thomas* was opposed to the development and felt it would not contribute to the community. He was concerned about the foundations on the new homes noting that there were problems with existing area new homes built on crushed rock. *D. Dill* will continue this item until the County can investigate the failure of the affected homes and provide more information to the group. **Continued to May 11th**

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

NOTE: If you wish to participate on the SDPG, please provide the chair with a current resume and attend 2 or 3 meetings, depending on our meeting schedule in the next few months.

Future Meeting Dates:	5/11/17	6/8/17	7/13/17	8/10/17	9/14/17	10/12/17
Doug Dill, Chair	760-736-4333	FAX 760-736-4333		e-mail: theddills@att.net		
Tim Parillo, Vice-Chair	415-238-6961			e-mail: tparillo@gmail.com		
Mid Hoppenrath, Secretary	760-747-1145			e-mail: midhop@gmail.com		

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Appendix

April 13, 2017

Rincon del Diablo Municipal Water District
Attn: Greg Thomas, General Manager
1920 North Iris Lane
Escondido, CA 92026

Response to Draft EIR for Harmony Grove Village Water Reclamation Facility Acquisition by Rincon del Diablo Municipal Water District

The San Dieguito Planning Group (SDPG) is pleased to have the opportunity to comment on the proposed acquisition of the Harmony Grove Village Water Reclamation Facility (HGVWRF). In addition to our comments for the Initial Study (IS) and NOP (September 9, 2016), attached and made part of the record as responsive to this DEIR, we have the following comments.

We are pleased that the Rincon del Diablo Municipal Water District (the District) is proposing to limit the Project to transfer of the existing HGVWRF from County ownership with no stated plans for expansion. However, the Project will remove the sewer planning area from the County jurisdiction and thus from the existing prohibitions regarding provision of sewer service beyond the HGV boundaries (detailed in our IS NOP comments).

There is currently no provision of any binding commitment of the District to comply with the policies of the Community Plan, or any identification of an enforcement method to ensure such compliance. The District could decide at any time to expand the HGVWRF and provide sewer service throughout its newly formed sewer planning area. Therefore, compliance with, or lack thereof of, existing regulations and associated impacts to this semi-rural community and the environment should be addressed in this EIR, with appropriate mitigation measures identified to address these impacts.

We oppose the proposed acquisition unless a deed restriction is incorporated in the transfer from the County with the same restrictions currently prohibiting expansion of the plant. Further, the LAFCO action to create a sewer district should be limited to the footprint of the current Harmony Grove Village project. These two measures taken together will ensure that the community's compromise with the County stays in place in case the plant is transferred.

Sincerely,

Doug Dill, Chairperson
San Dieguito Planning Group
Chair #15

cc. County of San Diego PDS; LAFCO; Dudek and Associates; Elfin Forest Harmony Grove Town Council; Friends of Eden Valley

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