

# SAN DIEGUITO PLANNING GROUP

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

## Minutes of Meeting

May 11, 2017

1. CALL TO ORDER: 7:06 P.M. PLEDGE OF ALLEGIANCE  
Present: D. Dill, J. Zagara, L. Lemarie, D. Willis, M. Hoppenrath, T. Parillo, P. Fisch, J. Arsivaud-Benjamin, S. Biszantz, N. Christenfeld, Steve Thomas (non-voting)  
Absent: none
2. AGENDA REVIEW and APPROVAL OF MINUTES [Circulated to members during meeting for initials/comments]
4. OPEN FORUM:
5. GENERAL PLANNING ITEMS:
  - A. **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.  
**Motion:** By D. Willis, **seconded** by J. Zagara, to refer letter to TAC.  
**Vote:** ayes = 10 nos = 0 abstain = 0 absent/vacant = 3
  - B. **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. Discuss Valley Center Planning Group's to support 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). **Continued to June 8<sup>th</sup>**
  - C. **Proposed All-Way Stop/Trail Crossing at Loma Santa Fe Drive (Linea Del Cielo) at Sun Valley Road.** The County of San Diego Parks and Recreation made a recommendation for a realignment of an existing Trail. The proposed crossing will be at the intersection of Linea Del Cielo and Sun Valley Road. To provide a protected/controlled crossing for the trail users at the intersection, it is also requested that it become all-way stop controlled. DPW Representative: TBD; Sun Valley HOA: Ralph McKinnie, 619- 954-5637; SDPG Member: Don Willis, 858-481-6922. **Continued to June 8<sup>th</sup>**
  - D. **County Local Coastal Program (LCP) Land Use Plan (LUP)** Discussion and vote on previously sent (to meet May 5th deadline) comment email to Coastal Commission. The Coastal Commission (CC) revised policies related to trail use and the construction of future trails. The CC staff is recommending that all future trails within the Coastal Zone area within or adjacent to environmentally sensitive habitat areas be limited to pedestrians only. Taking into consideration that planning area trails are identified for hiking, equestrian, and bicycle use, the San Dieguito CPG chair submitted a letter (email) to the CC expressing opposition to the CC staff recommended changes restricting use of future trails. *L. Lemarie* felt that bicycles can cause more trail damage than horses. *Joseph Irwin* representing the Sun Valley Homeowners Association, felt horses should be allowed on the trails and agreed with the SDPG letter.  
**Motion:** By M. Hoppenrath, **seconded** by P. Fisch, to approve comment letter.  
**Vote:** ayes = 9 nos = 0 abstain = 0 absent/vacant = 4 (S. Biszantz not present)
6. MAJOR PROJECTS AND LAND USE ITEMS:
  - A. **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 June 8<sup>th</sup>**
  - B. **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. *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 June 8<sup>th</sup>**

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- C. **PDS2016-STP-16-023 Peterson Residence.** D2 special regulation designator, 4.42 acre lot located on Artesian Road, APN 269-100-53-00. 4,417 sq. ft. single story residence, 960 Sq. ft. garage and storage, 1,171 sq. ft. patio; 10,542 sq. ft. total development envelope. Owner: Mike and Gisela Peterson, 301-909-6939; Applicant Representative: Drew Hubbell, 619-231-0446; PDS Planner: Emmet Aquino, 858-694-8845; SDPG Member: Phil Fisch, 858-592-6758.

**Motion:** By P. Fisch, **seconded** by L. Lemarie, to approve as presented.

**Vote:** ayes = 10 nos = 0 abstain = 0 absent/vacant = 3

- D. **Harmony Grove Village South DEIR includes a General Plan Amendment (PDS2015-GPA-15-002), a Specific Plan (PDS2015-SP-15-002), a Rezone (PDS2015-REZ-15-003), a Tentative Map (PDS2015-TM-5600), a Major Use Permit (PDS2015-MUP-15-008), and a draft Habitat Loss Permit (PDSXXXX-HLP-XXX).** The GPA proposes to re-designate a portion of the property from Semi-Rural Regional Category to Village Regional Category and to re-designate the land use designation from Semi-Rural Residential 0.5 to Village Residential 10.9 and Neighborhood Commercial. The proposed Rezone would change the zoning designation from A70 (Limited Agriculture) and RR (Rural Residential) to S88 (Specific Plan). In accordance with Section 86.104 of County of San Diego Ordinance No. 8365 (N.S.) and Section 4.2 g of the CSS NCCP Process Guidelines (CDFG, November 1993), a Habitat Loss Permit is required because the project would impact Diegan coastal sage scrub. Project Contact: Ashley Smith [Ashley.Smith2@sdcounty.ca.gov](mailto:Ashley.Smith2@sdcounty.ca.gov) 858-495-5375 Environmental Coordinator: Michelle Irace [Michelle.Irace@sdcounty.ca.gov](mailto:Michelle.Irace@sdcounty.ca.gov) 858-505-6857; SDPG member: Mid Hoppenrath 760-747-1145. DEIR link: [http://www.sandiegocounty.gov/content/sdc/pds/ceqa\\_public\\_review.html](http://www.sandiegocounty.gov/content/sdc/pds/ceqa_public_review.html). Public review period ends June 13<sup>th</sup>, 2017. County staff, Ashley Smith, Michelle Irace, and Darin Neufeld attended and M. Slovick gave a brief overview of the Harmony Grove Village South (HGVS) project. The public review period has been extended to June 13<sup>th</sup>. M. Hoppenrath read the SDPG comment letter including the addendum on Fire Safety. There were 43 attendees: 21, including a representative of the Del Dios Town council, did not speak but submitted opposition slips citing traffic congestion, possible entrapment during fire evacuations, and loss of rural community as reasons for opposition. In addition, 2 people submitted emails in opposition but could not attend. Susan Williams lives in Harmony Grove Village (HGV) and told of how she bought a home there precisely because there was a plan to limit density, and feels that the rural surroundings added to her quality of life. She felt the idea of expanding the village given the resulting increase in fire danger was ridiculous. She said local traffic is congested on a daily basis, and that she felt if the County listened to the residents "we can do better." Andy Laderman of Eden Valley was disappointed that the applicant was not present to hear the residents' remarks. Jon Dummer began with a quote from applicant David Kovach taken from a Newport Beach hearing, stating that he (Kovach) only wanted development near his home that was "reasoned, balanced, and appropriate for the setting." Mr. Dummer, a long-time Harmony Grove (HG) resident, agreed and wished Kovach would feel the same way for developments that he built. Mr. Dummer complained of the single fire exit and incompatibility of HGVS with the existing neighborhood, and felt that approval of the Project would not be consistent with the bargain made by the County with the residents, as described in the Community Plan (CP). Kevin Barnard owns property abutting the Project and noted that the applicants did not ask for easement rights across his land yet the DEIR shows his private road as emergency access. He feels this amounts to illegal eminent domain. He noted that the Project is adjacent to protected lands (Del Dios Highlands County Park and Elfin Forest Recreational Reserve) and can create adverse edge effects that degrade the biodiversity and habitat value. He has 30 years' experience as a law enforcement officer and felt the County was too understaffed to supply all the officers needed to control the six evacuation intersections during an emergency as called for in the DEIR. Nancy Goodrich, who was a captain of the Traffic Division, agreed that San Marcos could not supply enough staff to control traffic and there likely will be gridlock during a fire evacuation. She noted that in the Cocos fire, many evacuees from San Elijo Hills and Elfin Forest (EF) had to drive through the HG area as other routes were blocked. Wendy Said evacuated during the Cocos fire and reported that her neighbor's HG house burned completely in only 8 minutes. She noted that 3 homes burned on her street, Country Club Dr, which is the main evacuation route. She said all the calculations about fire response are useless if no fire fighters are there when the homes are burning, as was the case in the Cocos fire. She said many firefighters from distant counties are unfamiliar with the locations of fire hydrants and could not refill their water tanks. And she said traffic estimates will be undervalued because many people return to the fire area for more animals or to help neighbors. She felt allowing this expansion of HGV given the danger to existing residents would be "immoral." Angeliqne Hartman lives near the Project and lost part of her house in the Cocos fire. She said firefighters tried to fill their water tanks at her home storage tank, but the drought had dried up all the water. They lost 20 homes south of the Project when the winds changed she said they didn't have a chance. She said anyone approving high density in this area would have "blood on their hands." Chris Dye of HG evacuates large animals and stressed how fast and unpredictable fires can be. He felt traffic conditions were already congested, and with only one way out, it was just not safe to allow more high density development. Andy Laderman said Valiano cumulative traffic studies showed Country Club Drive at an LOS of F during a regular day, and that it would be impassable during an evacuation. Sandra Bartsch, and EF resident, said she has realized that her family with young children may be trapped during the next fire if this project is approved, and she finds that terrifying. She agreed that anyone who approves this project will have "blood on their hands" if residents are trapped. Phyllis Strickland asked the County staff is they had ever evacuated. M. Slovick said that was irrelevant to this project. But Phyllis believed that the experience can change one's perspective as you smell smoke and feel the fear that comes as the wind shifts, and you watch the flames approach. Relevant? Phyllis says

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“Yes!” *Farron Kolb* is an EF resident and contractor who is opposed to for-profit development that ruins the existing community and changes plans for the future. He felt the County must represent the public's interests. *Jason Spurgeon* is a firefighter and helicopter pilot who lives adjacent to the Project and watched the flames travel across the Project site and cross Escondido Creek in only 15 minutes. He feels the idea of high density development in the rural valley seems like a joke. *Dan Perkins* lives near Project and wonders whether the County is trying to scare the residents with this truly horrible plan. He says the Escondido sewer system does not work and why would anyone want to put three sewer plants very near to each other? *Kamden Bains* just moved to HG near the Project and is worried the exit road will be blocked in an emergency. He also has school-age children and wondered why the Project was using Escondido HS when it is already overcrowded. He thought the addition of this project would seriously reduce the resources for education in the area. *Eric Newbauer* of HG was concerned about fire safety. He was one of the last to leave with the strike force and watched the oldest church in North County burn down. *William Hough* lives near the Project and evacuated late. He watched the winds change and had to leave very quickly. He is worried about storm water runoff causing excessive erosion and reduction of biodiversity. *JP Theberge*, vice chair of the EFHG Town Council, talked about the agreement with the County to uphold and reinforce the “village development model” (now called the CDM). He said nothing has changed to trigger the need for a GPA. He spoke of a public trust with the County to uphold the development concept they introduced to the community in three County-sponsored “visioning workshops.” *Betty Anderson* lost her home in the Cocos fire and does not want to see high density development in HG. *Richard Murphy, Jim McKim, Kelly Schott, and Eric Anderson* all agreed in their opposition to this Project. *L. Lemarie* wanted to add a sentence about the edge effects of the project being close to protected lands to the SDPG comment letter.

**Motion:** By D. Dill, **seconded** by J. Arsivaud-Benjamin, to approve revised SDPG comment letter.

**Vote:** ayes = 10 nos = 0 abstain = 0 absent/vacant = 3

E. **PDS2013-LDGRMJ-00015.** The SDPG will take community comments concerning public review and disclosure for the Private Horse keeping and Grape Planting Grading Plan environmental document (15183 CEQA Exemption Findings) and Draft Habitat Loss Permit Findings. The 42.8 acre project is located at 657 Country Club Drive, (APNs 228-400-16, 228-400-22 and 232-032-15). Applicant: Hedy Levine representing Brendan Thiessen/Harmony Grove Partners LP, 619-232-9200 x125; PDS Planner, Bronwyn Brown, 858-495-5516; SDPG Member, Shannon Biszantz, 619-417-4655. The DEIR link: [http://www.sandiegocounty.gov/content/sdc/pds/ceqa\\_public\\_review.html](http://www.sandiegocounty.gov/content/sdc/pds/ceqa_public_review.html). Because the issue preventing on-site mitigation seemed to involve inadequate connectivity, *S. Biszantz* asked County to define this term. Response was connectivity with adjoining open space was important to ensure species could move freely throughout a habitat and was better for long-term survival. Staff also stated that project site is not designated as a Pre-Approved Mitigation Area (PAMA) in the Draft North County Multiple Species Conservation Program (MSCP) and therefore conservation is not focused in the project area and is better suited at an offsite location with long term viability. Property outside of draft PAMA is appropriate to be impacted with mitigation and large blocks of conserved habitat rather than small fragmented blocks are preferred. Staff confirmed that we were able to make the necessary findings to support the issuance of a Habitat Loss Permit for the entirety of the coastal sage scrub onsite. *J. Arsivaud-Benjamin* asked about qualification for pre-approved mitigation area (PAMA), and was told that the Eden Valley site was not in a PAMA. *J. Arsivaud-Benjamin* reported that one biologist, Camille Perkins, thought the proposed mitigation land in the Copper Creek area had degraded in habitat value. *P. Fisch* asked why distant mitigation was more valuable than on-site mitigation. Response was larger habitat is better. Several group members noted that because the particular sensitive species was a bird, why wasn't nearby open space as good as adjacent open space for connectivity, given the mitigation area was too far away to sustain the local population? *D. Dill* noted that past concerns from residents involved possibility of false pretense of horse property uses only to gain approval of rural neighbors with a real intent for eventual industrial use. Past proposed plans for this site to be commercial/dense residential had failed because adequate mitigation could not be purchased within Escondido to allow annexation and development. Gaining a HLP in the County would allow removal of sensitive species and make denser development easier and less expensive. Response was County does not require applicant to actually build what they plan. *Andy Laderman*, an Eden Valley resident, believed that the horses and vineyards were likely a ruse to clear the land and noted that the owner is a commercial property developer. He supported the SDPG comment letter.

**Motion:** By D. Dill, **seconded** by M. Hoppenrath, to approve comment letter.

**Vote:** ayes = 9 nos = 1 abstain = 0 absent/vacant = 3

P. Fisch

F. **PDS2014 STP 14-006. D1 Designator located at 8080 Hightime Ridge, The Crosby Estate.** APN 267-201-03-00 Applicant: Philip Quatrino representing Jonathon & Melody Mohseni 858-527-0818; PDS Planner: Nicholas Koutoufidis 858-495-5329; SDPG Member: Mid Hoppenrath 760-747-1145. **Continued to June 8<sup>th</sup>**

7. ADMINISTRATIVE MATTERS:

A. Community Reports. *S. Biszantz* reported that the Whispering Palms community was preparing a letter for TAC over resident's concerns about parking along the entrance/exit on Via de las Palmas. They wish to have the curbs

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- B. painted red to prohibit parking in that area. *D. Dill* said the group would add this issue to the next agenda.
- 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

Adjourned: 10:25 pm.

**Future Meeting Dates:**    6/8/17                      7/13/17                      8/10/17                      9/14/17                      10/12/17                      11/9/17

Doug Dill, Chair	760-736-4333	FAX 760-736-4333	e-mail: theddills@att.net
Tim Parillo, Vice-Chair	415-238-6961		e-mail: <a href="mailto:tparillo@gmail.com">tparillo@gmail.com</a>
Mid Hoppenrath, Secretary	760-747-1145		e-mail: midhop@gmail.com

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