

SAN DIEGUITO PLANNING GROUP

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

Minutes of Meeting

November 9, 2017

1. CALL TO ORDER: 7:04 P.M. PLEDGE OF ALLEGIANCE
Present: D. Dill, L. Lemarie, T. Parillo, S. Biszantz, M. Hoppenrath, J. Zagara, P. Fisch, N. Christenfeld, Steve Thomas, Susan Williams (non-voting)
Absent: J. Arsivaud-Benjamin, D. Willis
2. AGENDA REVIEW
3. APPROVAL OF MINUTES [Circulated to members during meeting for initials/comments]
4. OPEN FORUM: *N. Christenfeld* noted that parking in the Rancho Santa Fe Village downtown area had indeed changed. *S. Thomas* reported that he visited the 4S Ranch area of the proposed Chinese Church and felt that Four Gee Road was wide enough for fire trucks. *D. Dill* said *D. Willis* was unable to attend but wanted to have the issue of the senior complex on the Hu property addressed on the next agenda. He also wanted the group to address the issue of a safety crossing for equestrian users at 16255 and 16275 Via de la Valle, RSF, where there had been an incident of a vehicle hitting a horse and child rider. *J. Zagara* and *T. Parillo* were frustrated that people ignored the hazards of dead trees and the fire department could not better enforce fire abatement regulations. *D. Dill* said the existing weed and brush abatement laws need to be strengthened.
5. GENERAL PLANNING ITEMS:
 - A. **2018 PLDO List and Programming Priorities.** Discussion of San Diego County Department of Parks and Recreation request for input on the Park Lands Dedication Ordinance (PLDO) and Recreation Programming priorities for San Dieguito's Park Planning Area (LPPA) and our draft Parks Master Plan. *D. Dill* reported on reasons that disqualified some of the group's previous choices: #1 and #3 remain candidates and the group is waiting for responses from the County; #2 and #4 are too high value, #5 is in a floodplain and has access issues; #6 and #7 were not acceptable to Del Dios residents; #8 dealt with security issues that are not eligible for PLDO funds. The group is soliciting more recommendations and will consider adding more candidates to the list at the next meeting.
 - B. **Development in Urban Wildland Interfaces.** Current, on-going development and proposed future development have raised fire safety concerns of residents in the San Dieguito Planning Group Area. *Kevin Barnard* and *Jon Dummer* of Harmony Grove and *Richard Murphy* of Elfin Forest gave a presentation based on their research of details of past area fires and current fire protection plans for proposed new developments. They noted that 80% of wildland fires are caused by humans. They reported on several areas of severe traffic congestion during evacuations and warned that adding more density to wildland-urban interfaces that have insufficient roadway capabilities could result in future fatalities. *J. Zagara*, *T. Parillo*, and *M. Hoppenrath* remarked on the problems with getting property owners to clear dead trees and fire-prone vegetation and thought fire suppression regulations should have better enforcement. *D. Dill* will make a working list of recommendations for the following topics that the group will discuss at the next meeting: shelter-in-place concept and impacts on evacuation traffic, current property owner's

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responsibilities, increasing depth of fuel modifications zone, and fire department responsibilities to develop evidence-based criteria for waivers of secondary access.

- C. **DRAFT Unified Services Area Plan** review and comment. HHS, Medical Care Services Division, EMS, has posted a report called "Improving Emergency Medical Services in San Diego County" for a 30-day comment period. This document proposes to operationally unify and improve back country ground ambulance service. The proposal also seeks to collect 7 currently undesignated areas of the county into existing ground ambulance service areas for oversight and administration. The document can be located on the County EMS Website at: www.sandiegocountyeems.com. EMS will hold four forums so that the public may ask questions and/or to discuss the report with EMS program administrators. The dates for these forums are listed on the website. *Possible ambulance rides would cost 24 percent more in portions of San Dieguito (Harmony Grove and Elfin Forest) and longer response time requirements could occur under policy changes.* EMS is advising stakeholders of this posting and the opening of the comment period as of Friday, October 13, 2017. **Continued to Dec. 14th**
- D. **Request DPW Study of Parking Moratorium on Harmony Grove Road.** The success of the Elfin Forest Recreational Reserve has created overflow parking of reserve visitors on to Harmony Grove Road. No parking zones on Harmony Grove Road at the reserve entrance has displaced parked cars to other areas of Harmony Grove Road exacerbating the situation. D. Dill suggested DPW study current shoulder conditions along Harmony Grove Road from Kauana Loa Drive to Via Ambiente.

Motion: By D. Dill, **second** by N. Christenfeld to approve comment letter to DPW

Vote: ayes = 9 nos = 0 abstain = 0 absent/vacant = 4

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 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. *Matt De Vincenzo* of Leppert Engineering Corp representing the applicant reviewed project details and the exemption from a CEQA analysis. *Kevin Sullivan*, attorney representing a home owner adjacent to the project property, detailed their concerns. Given the history of submitted applications with removal of existing units and construction of a building pad, he felt the ultimate intent is to build a larger homesite. Construction of a building pad would require grading and more studies. Such piecemeal development is not allowed by CEQA because it may underestimate impacts and could avoid adequate mitigation. Group wished to have more input from the County, possibly including the scoping letter. *T. Parillo* will discuss issues with County planner and group will revisit project at a later date.
- B. **DPS2017-VAR-17-010 Mullen Residence Discretionary Permit Variance.** Actual lot size is 0.75 acres instead of 2-acre as stated in October agenda item 6K. Review to determine whether a re-vote is necessary. Proposed 5166 sf house including garages, guest house, porches and verandas located on

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Avenida Maravillas (nearest cross street: Mariposa), Rancho Santa Fe 92067, APN: 266-140-27-00. Owner: John Mullen, [760-473-8747](tel:760-473-8747); Applicant's Representative: Maxwell Wuthrich (B+W Architects), [858-756-1788](tel:858-756-1788); County PDS Planner: Nicholas Koutoufidis, [858-495-5329](tel:858-495-5329); SDPG Member: Laurel Lemarie, [858-756-2835](tel:858-756-2835). T. Parillo voiced concerns over the fit of the building to the site, and several group members wanted more time to visit the site.

Motion: By N. Christenfeld, **second** by M. Hoppenrath to withdraw motion of October 12, 2017, item 6K, because of inaccurate size of lot, and to reconsider project at next meeting.

Vote: ayes = 9 nos = 0 abstain = 0 absent/vacant = 4

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: The San Dieguito Planning Group currently has vacancies. If you wish to become a member of the SDPG, please provide the chair with your current resume and plan to attend 2 or 3 meetings in advance of processing your application for membership.

Future Meeting Dates: 12/14/17 1/11/18 2/8/18 3/8/18 4/12/18 5/10/18

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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