

PUBLIC NOTICE

SAN DIEGUITO PLANNING GROUP

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

February 8th, 2018

Final Agenda --- REGULAR MEETING

Place of Meeting: **NOTICE OF CHANGE IN VENUE:** FEBRUARY MEETING MOVED TO ELFIN FOREST: RANCHO SANTA FE FIRE STATION 6 (meeting room), 20223 Elfin Forest Road, California). You can access the County's digital document search engine by visiting <http://www.sandiegocounty.gov/content/sdc/pds/doclibrary.html> Matters on the agenda are NOT necessarily heard in the order listed. Continuances, if any, will be announced at the start of the meeting or may be contained in a final agenda. Time devoted to an item will vary depending on its complexity, importance to the group and public, and the length of the agenda.

NOTE: Please complete a speaker slip if you wish to speak on an issue. (Including Open Forum)

1. CALL TO ORDER: 7:00 pm PLEDGE OF ALLEGIANCE
2. AGENDA REVIEW
3. APPROVAL OF MINUTES [Circulated to members during meeting for initials/comments]
4. OPEN FORUM:
5. GENERAL PLANNING ITEMS:
 - A. **2018 DPW San Dieguito Planning Area Road Improvement and Repair List.** Discuss suggestions for new items to add to list for 2018. Group members are encouraged to provide descriptions of candidate road segments in need of improvements/repair to *D. Dill* for creation of a list.
 - B. **Minor Deviation Sign Permit;** two new illuminate wall signs for Rubicon Deli at 4S Commons Town Center, 10550 Craftsman Way, Suite 8-F, San Diego, CA; APN: [678-670-0100](http://www.sandiegocounty.gov/content/sdc/pds/doclibrary.html). Applicant: Regency Centers, Karl Henning, [760.224.7700](http://www.sandiegocounty.gov/content/sdc/pds/doclibrary.html); PDS Planner: Jenna Roady, [858-495-5201](http://www.sandiegocounty.gov/content/sdc/pds/doclibrary.html); SDPG Member: Phil Fisch, [858-592-6758](http://www.sandiegocounty.gov/content/sdc/pds/doclibrary.html).
6. MAJOR PROJECTS AND LAND USE ITEMS:
 - A. **VALIANO Final EIR. PDS2013-SP-13-001, PDS2013-GPA-13-001, PDS2013-REZ-13- 001, PDS2013- TM-5575, PDS2014-MUP-14-019, PDS2013-STP-13-003, PDS2013-ER-13-08- 002.** The proposed project is a residential development of 326 homes and up to 54 Secondary Dwelling Units (SDUs) on 239 acres. The property is currently zoned RS and A70 with minimum lots sizes of 1 and 2 acres, with 110 units allowed. The current General Plan designations are SR-1 and SR-2, and the Regional Category is Semi Rural. The project would require a General Plan Amendment to change the designations to SR-0.5 and to remove Neighborhood 5 from the Elfin Forest/Harmony Grove subarea. A Rezone would be required to reduce the minimum lot size and change the A70 areas to RS. A Major Use Permit is required for the on-site wastewater treatment plant. A Habitat Loss Permit is required because the project would impact Diegan coastal sage scrub.

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Access and Correction of Personal Information

You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.

Proposed grading is 928,000 cubic yards of balanced cut and fill. The project also includes 36.5 acres of agricultural easement and 28.2 acres of biological open space, as well as fire clearing zones. The project would take access from Eden Valley Lane, Mount Whitney Road, and Country Club Drive, with emergency access to Hill Valley Drive. The project would also include public multi-use trails, private trails, public and private parks, and an equestrian center. Project contact: Michelle Chan, Michelle.Chan@sdcounty.ca.gov (858) 495-5428, SDPG member: Jacqueline Arsivaud-Benjamin (760) 855-0444.

- B. **Hacienda Santa Fe Senior Facility.** Proposed project is located in the City of San Diego on the southeastern corner of Via de la Valle at El Camino Real. The developer will present an overview of the project with Q&A in preparation for the release of a draft EIR sometime in the first quarter of 2018. Project Developer: Milan Capital Management - Bret Bernard, AICP, Director of Planning & Development, [714-687-0000](tel:7146870000), ext1119; SDPG member: Don Willis [\(858\) 481-6922](tel:8584816922). **Continued to March 8th**
- C. **PDS2017-STP-17-042 RSF Village Gateway Center Site Plan.** Proposed retail, market, office project located at [6089 La Flecha](#) on the triangular island between the intersections of La Flecha, La Granada, and Via De Santa Fe; APN 266-291-02, 266-291-01. 27,017-gross sq. ft., 25,620-net rentable floor area, two-story building includes 65,000 sq. ft. subterranean 135-car parking garage. Applicant: Landrock Development, Enrique Landa, 858-756-3349; Applicant's Representative: Jim Simmons, 760-471-2365; PDS Planner: Marisa Smith at 858 694-2621; SDPG Member: Joe Zagara, 858-756-4211.
- D. **Property Specific Request (SD15) to General Plan Amendment & Rezone (GPA12-005; REZ14-006)** PDS Planner Kevin Johnston to answer questions concerning the proposed change from SR-1 to a combination of General Commercial (C-1), VR-10.9, and SR-0.5 bringing an estimated total potential dwelling unit increase of 301 units. The parcel(s) are located adjacent to a densely developed City of San Marcos suburban area. Discuss rewording of last SDPG motion to clarify inconsistencies with LU-1.2, which prohibits leapfrog development. The property owner is exploring annexation to San Marcos. Additional information on the project can be found on the project web page at - <http://www.sandiegocounty.gov/content/dam/sdc/pds/advance/PSR/prelim-analysis-sd15.pdf>
- E. **PDS2018-AD-18-002 Kahatibi Open Space Encroachment Administrative Permit.** [16268 Via Cazadero, Rancho Santa Fe, CA 92067](#), APN 269-201-52-00. The project deviation is the installation of a boundary wall along the property lines. Applicant Representative: Kenneth Discenza, [619-540-7462](tel:6195407462); PDS Planner: Sean Oberbauer, [858-495-5747](tel:8584955747); SDPG Member: Steve Thomas, [858-232-8580](tel:8582328580).

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 one vacancy. 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:	3/8/18	4/12/18	5/10/18	6/14/18	7/12/18	8/9/18
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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