

PUBLIC NOTICE

SAN DIEGUITO PLANNING GROUP

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

7:00 pm, Thursday, June 8, 2023

MEETING AGENDA

Place of Meeting: RSFFPD Station #4 Meeting Room, 18040 Calle Ambiente, Rancho Santa Fe, CA 92067

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/ROLL CALL (Seat #):**
Don Willis (1), Sharon Fogg (2), Phil Fisch (Vice-Chair) (3), Laurel Lemarie (4), Joe Zagara (5), Jennifer Callow (6), Susan Williams (7), VACANT (8), Nicholas Christenfeld (9), VACANT (10), Douglas Dill (Chair) (11), Beth Nelson (12), VACANT (13)
2. **AGENDA REVIEW**
3. **APPROVAL OF MINUTES:** Circulated to members in advance of meeting for initials/comments. Vote to be called at meeting.
4. **OPEN FORUM**
5. **GENERAL PLANNING ITEMS:**
 - A. **DPW transportation improvement projects on county-maintained road network in San Dieguito.** The San Diego County Department of Public Works requests identifying a prioritized list.
Project types:
 - 1.) Road Reconstruction/Reconfiguration/New Road
 - 2.) Bridges Repair/Reconstruction
 - 3.) Sidewalk/Pathways/Pedestrian Access Ramps
 - 4.) Drainage
 - 5.) Traffic Signals
 - 6.) IntersectionsDraft list to be reviewed and discussed with possible vote. DPW Project Manager: Jim Bolz, 619-756-4199; SDPG Member: Doug Dill.
Continue to July 2023 SDPG Meeting
 - B. **Surf Cup/Polo Fields/Horse Park** – Status on current Surf Cup (over use) activities/status not in compliance with property title usage overlay, and related developments with adjacent 22nd DAA Horse Park. SDPG Lead: Beth Nelson.

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- C. **Inclusionary Housing Study and Ordinance Development Update.** Presentation by the County about the Inclusionary Housing Study and Ordinance Development. The purpose of this project is to assess feasible options for requiring housing projects to provide affordable housing, and develop an Inclusionary Housing Ordinance that addresses the County's housing needs. The overall goal is to expand the supply of affordable housing for households of lower- and moderate-income. Presenter: Ben Larson, PDS Planner, 619-323-7905.

Continue to August 2023 SDPG Meeting

- D. **Housing Zoning Ordinance Update.** Presentation by the County on the 2023 Housing Zoning Ordinance Update. The Update will align the County's zoning regulations with new state housing laws intended to make housing more affordable and accessible. The Update will address changes in state housing laws for the following topics: Accessory Dwelling Units (ADUs), Supportive Housing, Low Barrier Navigation Centers, Emergency Shelter and Transitional Housing, Affordable Housing Development Incentives, and other Housing Related Laws. Presenter: Ben Larson, PDS Planner, 619-323-7905.

Continue to August 2023 SDPG Meeting

6. MAJOR PROJECTS AND LAND USE ITEMS:

- A. **PDS2021-AD-21-008 Administrative Permit, Molnar Fence Modification.** Discuss updates since September 2021 SDPG recommendation vote concerning this Administrative Permit. Site location: 4722 Sun Valley Road, Del Mar, CA 92014; APN: 302-202-1100. Applicant: Dave and Lisa Molnar, 858-442-1599; Applicant's Representative: Derek Berg, 760-390-0007; PDS Planner: Michael Johnson, 619-952-2873; SDPG Member: Don Willis.

- B. **PDS2023-MUP-23-002 New AT&T Mono-Pine Cell Site in Rancho del Rio.** To be located at 17272 La Brisa, Rancho Santa Fe CA 92067 at Calle Dos Lagos; APN: 267-051-20-00. Applicant Contact: Carol Kincheloe, 619-488-0933; PDS Planner: Polina Mitcheom, 619-942-1376; SDPG Member: Don Willis.

Continue to June 2023 SDPG Meeting

- C. **PDS2023-HLP-23-001 - Habitat Loss Permit - Aliso Canyon.** Location: 18531 Aliso Canyon Road, Rancho Santa Fe, CA 92067; 30.73 acres; APN 265-270-84. This proposed subdivision into 8 residential lots and 1 street lot. There is 4.8-acres of existing Diegan Coastal Sage Scrub habitat on the parcel. The proposed subdivision would impact 2.5-acres of this habitat on-site and < 0.1-acre off-site. Off-site mitigation in the amount of 5.2-acres (a 2:1 ratio) is proposed to mitigate for these on-site and off-site losses of 2.6-acres of Diegan Coastal Sage Scrub. Anytime a site contains Coastal Sage Scrub, a Habitat Loss Permit is required. Owner: El Paso One, LLC, (951) 547-9854; Applicant Contact: Gretchen Cummings, 619-729-6188; PDS Planner: Kendalyn White, 619-323-4122; SDPG Member: Joe Zagara.

- D. **PDS2023-STP-22-026 – Rooftop Wireless Facility RSF Village.** Installation of a wireless telecommunication facility on the rooftop of an existing office-commercial building. The project will include the installation of three panel antennas within two faux chimneys enclosures. Installation of RRH and surge suppressor units behind existing parapet walls. Installation of a single cabinet, power, and telco boxes on a roof platform. Install conduits for power and telco from the electrical and telephone equipment room. Location: 6119 La Flecha at the intersection with La Granada, RSF, CA 92067. APN: 266-824-06-00. Applicant Name: Dish Wireless, (949)482-8020; Applicant Contact: Franklin Orozco, (619) 632-2569, PDS Planner: Julia Hill, SDPG Member: Don Willis.

Continue to July 2023 SDPG Meeting

- E. **PDS2023 RSF Village Pacific Western Bank Signage Waiver.** Replace existing Banc of California signage with Pacific Western Bank. Same size, same locations, same color as existing signage on building. Location: 16975 Avenida de Acacias, Suite 8, RSF, CA 92067, APN: 266-283-07-00. Applicant contact: Applicant: Kasey Clark, AKC Permit Company, 951-471-8419; PDS Planner: Jason Neagles, (858)495-5201; SDPG Member: Beth Nelson.

Continue to June 2023 SDPG Meeting

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- F. **PDS2023-MUP-06-008W1 MUP - Dish Wireless Cell Site** - Questhaven Road/San Marcos Area. DISH Project SDSAN00331B - Questhaven. DISH is replacing previous Sprint equipment housed in an existing CMU structure on-site with three panel antennas, six remote radio units and equipment cabinets all entirely concealed within the existing structure. Project Site Address: 21247 Questhaven Road, San Marcos 92029. APN: 679-040-06-00. Owner/Applicant: Stephen Pike (Property Owner) / Dish Wireless Applicant Contact: Stephanie Whitlock, 858-752-2564, County PDS Planner: Sean Oberbaur, 619-323-5287; SDPG Member: Don Willis.
- G. **PDS2023-STP-13-025W1 - Fairbanks Village T-Mobile Cell Site.** Modification of an existing wireless telecommunication facility located on the rooftop at Fairbanks Village Plaza located at 16236 San Dieguito Rd., Rancho Santa Fe, CA 92067, APN: 269-152-13-00. Owner: Fairbanks Village Plaza Co; Applicant Contact: Lorelei Foronda, MD7, LLC obo T-Mobile, 858-754-2151; PDS Planner: JaeRoland-Chase, (619) 380-3130; SDPG Member: Don Willis.
- H. **PDS2023-ZAP-23-001 AES Battery Energy Storage System (BESS) project Major Use Permit - Eden Valley.** Review and discuss recent County Scoping letter to applicant. Possible create a SDPG list of comments to submit back to the County. AES is applying to the County for a permit to build an industrial Battery Storage facility in proximity to the San Diego Gas & Electric Palomar Energy Center 'peaker' plant in the City of Escondido. The site is in the unincorporated rural residential neighborhood of Eden Valley, 925 Country Club Drive, Escondido, CA 92029. APN: 232-491-12; 232-491-16; 232-491-17; 232-491-20. AES Representatives: Adam Furman, Ana Douglas, 760-546-2228; PDS Planner: Jae Roland Chase, 619-380-3130; SDPG member(s): Susan Williams; and Doug Dill.

7. ADMINISTRATIVE MATTERS:

- A. Community Reports
- B. Consideration and comments on circulation mail
- C. Future agenda items and planning
 - 1.) Returning to live meetings based on the rescinding of the state of emergency (after February 28, 2023) that had allowed for virtual meetings. Regular 'Live' meetings to be held at Cielo Fire Station meeting room.
 - 2.) All members are required to file the 2022-2023 Form 700 within 30 days of assuming office. Finish your annual PDS and (every 2-years) ethics training requirements ASAP.
- D. Prospective & returning Planning Group members:
Secretary position OPEN
SDPG member seats #8, #10 and #13 are OPEN.
- E. Supply orders and reimbursement of expenses.

NOTE: The San Dieguito Planning Group currently has THREE vacancies; Seat #8, Seat #10 and Seat #13. 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: 06/08/2023 07/13/2023 08/10/2023 09/07/2023 10/12/2023 11/09/2023

Doug Dill, Chair e-mail: theddills@att.net
 Phil Fisch Vice-Chair e-mail: philipfisch@gmail.com
 Secretary (OPEN)

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