

SAN DIEGUITO PLANNING GROUP
P.O. Box 2789, Rancho Santa Fe, CA, 92067
7:00 pm, Thursday, December 12, 2023
MEETING MINUTES

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

1. **CALL TO ORDER/ROLL CALL (Seat #): 7:03 PM**
Present: Don Willis (1), Sharon Fogg (2), Laurel Lemarie (4), Joe Zagara (5), Jennifer Callow (6), Nicholas Christenfeld (9), Douglas Dill (Chair) (11), Beth Nelson (12),
Absent: Phil Fisch (Vice-Chair) (3), Susan Williams (7),
VACANT (8), VACANT (10), VACANT (13)
2. **AGENDA REVIEW**
3. **APPROVAL OF MINUTES:** November 2023 SDPG Meeting Minutes circulated to members for initials/comments/sign-off.
4. **OPEN FORUM**
No Comments; members or audience.
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.) IntersectionsDPW Project Manager: Jim Bolz, 619-756-4199; SDPG Member: Doug Dill.
Doug Dill described four possible improvement sites, including: reengineering transition of Harmony Grove Road to Elfin Forrest Road ("dead man's curve"); fixing culvert at Harmony Grove Road and Questhaven; Raising the elevation of Harmony Grove Road where it is flooded by the Escondido Creek; better marking of the equestrian/pedestrian crossing of Harmony Grove Road at Nora Lane. Motion to submit the list made by Doug Dill. Seconded by Nicko Christenfeld. Motion carried 8 in favor, 0 opposed, 0 abstaining, 2 absent, 3 vacant.
 - B. **Surf Cup/Polo Fields/Horse Park** – Status on current Surf Cup (over use) activities/status; not in compliance with property title/deed restrictions, and related developments with adjacent 22nd DAA Horse Park.
Additional related issues this month:
- El Camino Real bridge widening project Public Notice.

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- Notice of Application for Surf Del Mar Sports Complex CUP & SDP for the former Milan parcel. Conditional Use Permit and Site Development Permit (Process 4) 48,066 SF Multi-purpose Sports Complex 2 story Building, parking lot and sports fields at 3975 Via De La Valle. 23.88 acre lot is located in the Carmel Valley Planning Board Area, City Council District 1, adjacent to the SDPG Area.

SDPG Lead: Beth Nelson.

Beth Nelson described the purchase of a 24 acre lot adjacent to the Polo Fields by Surf Cup, with plans for a 48000+ square foot building and ball courts. It was pointed out that the purchased lot would be split by the long-anticipated realignment of El Camino Real. Project falls outside of SDPG jurisdiction, but traffic, noise, lighting, and so on would impact SDPG area broadly. Beth Nelson made a motion to forward a comment letter from SDPG. Seconded by Doug Dill. Motion carried 8 in favor, 0 opposed, 0 abstaining, 2 absent, 3 vacant.

- C. **Cielo Secondary Access Update.** Discuss developments at the County requiring improvements to Via Ambiente from Cielo to Harmony Grove Road. SDPG Member: Doug Dill
Brief information discussion of road not meeting County standards, including for grade. Owner might bring up to standards in exchange for some development benefits.
Continue to January 2024 SDPG Meeting

6. MAJOR PROJECTS AND LAND USE ITEMS:

- A. **PDS2021-AD-21-008 Administrative Permit, Molnar Fence Modification.** Monitor any 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
Don Willis updated group on RSF Fire not objecting to current fence placement, despite it purportedly impeding emergency access.
Continue to January 2023 SDPG Meeting
- B. **PDS2023-MUP-23-002 New AT&T Mono-Pine Cell Site in Rancho del Rio.** Determine to hear this project or continue to later PG meeting. Removed from June 2023 SDPG agenda as project applicant postponed or cancelled. 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: Hayley Makinster, 619-629-4434; SDPG Member: Don Willis.
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- C. **PDS2023 - Proposed Detached Horse Barn D-Designator Recommendation.** Proposed detached horse barn for personal use (horse keeping) located at 15611 Via De Santa Fe (APN 269-080-16-00). Owner: Darryl Hensley; Applicant: John Kavan (Architect) 760-402-6383; PDS Planner: Jason Neagles, Jr., 858-495-5201; SDPG Member: Laurel Lemarie.
Continue to January 2024 SDPG Meeting
- D. **PDS2023-MUP-23-012 - AES Battery Energy Storage System (BESS) project Major Use Permit.** Status update (if any), no action or vote planned. The County recently changed the AES application from a Minor Use Permit to a Major Use Permit. The permit is to build a large-scale 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/agriculture zoned neighborhood of Eden Valley, 925 Country Club Drive, Escondido, CA 92029. No action is required currently. APN: 232-491-12; 232-491-16; 232-491-17; 232-491-20. AES Representatives: Adam Furman, 714-814-7845; Ana Douglas, 813-482-5508; PDS Planner: Jae Roland Chase, 619-380-3130; SDPG member(s): Susan Williams; and Doug Dill.
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- E. **PDS2023-MUP-23-013 Chabad of RSF Major Use Permit.** Possible vote on comment letter to County in advance of County Scoping Letter preparation.
 Proposed Chabad Center on two lots zoned single family residential (2.43 acres total). Site location: 14906 Via De La Valle, Rancho Santa Fe, CA 92067, APN: 302-110-29 and 302-110-30. Applicant contact: Theodore R. L. Shaw, 619-405-1707; PDS Planner: Cathleen Phan, 619-756-5903; SDPG Member: Sharon Fogg.
 Draft SDPG letter read aloud by SDPG member Sharon Fogg that SDPG Chair will submit via email to PDS Planner, Cathleen Phan.
Beth Nelson (member) suggests any traffic study should consider full build-out traffic, with, for example, expansion of Surf Cup facility.
 Community members spoke to project: *Ben Schwartz* (Immediate project neighbor) spoke about proposed structures being out of scale for otherwise residential community, and about the ability, or more specifically inability, of a septic system to support the proposed use.
Carol Uribe (neighbor) expressed concern about the razing of historical buildings. Another was concerned about damaging the nature-infused entrance to RSF.
Nancy Knorr (neighbor) was worried about the safety of pedestrians arriving at the Chabad along a major road.
Ruth Batten (neighbor) expressed concern about preserving trees on site, and wondered how any promises to do so would be enforced.
Don Willis (SDPG member) felt screening would be important, either foliar or otherwise.
Laurel Lemarie (SDPG member) seconded concerns about the adequacy of any septic system.
 Community members were assured that the project would enable many more opportunities for input, including at the SDPG.
- F. **PDS2023-ZAP-23-005 Tsavo's Canine Rehab Center Minor Use Permit.** Minor Use Permit to allow a 'Commercial Animal Sales and Services' indoor treatment center to be less than 100 feet from property line and an outdoor treatment center less than 200 feet from property line. Property is zoned A70. If a proposed animal treatment center does not meet these requirements, may be allowed upon issuance of a Minor Use Permit. Tsavo's Canine Rehabilitation Center, Inc. was constructed in 2020, and passed final inspection on 1/11/21 (record# PDS2020-RESALT0-12454). Project location: 1027 Country Club Drive (on Huston Ranch Road at Hill Valley Drive – both private), Escondido (Eden Valley), CA 92029, APN: 232-491-42-00. Owner/Applicant: Maja Wichtowski, 619-846-9531; PDS Planner: Daniella Hofreiter, 619-629-4431; SDPG Member: Susan Williams.
Continue to January 2023 SDPG Meeting

7. ADMINISTRATIVE MATTERS:

- A. Community Reports
 Mention by Nicko Christenfeld of new ideas for traffic calming on Lake Drive through Del Dios.
 Mention by Doug Dill of SANDAG approval of non-voting seat for representative from County Planning Groups.
- B. Consideration and comments on circulation mail
- C. Future agenda items and planning
 1.) Regular 'Live' meetings are now held at Cielo Fire Station meeting room.
- D. Prospective & returning Planning Group members:
 Seating of Lorraine Kent, BOS consent calendar delayed till January 2024 meeting.
 Interview and possible vote on Planning Group candidate - Mr. Thomas Velky Jr., CV distributed earlier last month.
 Secretary position OPEN
 SDPG member seats #10 and #13 continue to be OPEN.
- E. Supply orders and reimbursement of expenses.

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8. MEETING ADJOURNED: Mercifully at 9:01 PM

NOTE: The San Dieguito Planning Group as of January 2024 has TWO vacancies; 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: 01/11/2024 02/08/2024 03/14/2024 04/11/2024 05/09/2024 06/13/2024

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

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