

# **PUBLIC NOTICE**

## **SAN DIEGUITO PLANNING GROUP**

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

**7:00 pm, Thursday, December 14, 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 December 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/deed restrictions, and related developments with adjacent 22<sup>nd</sup> 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.  
Possible vote on prepared comment letter.  
SDPG Lead: Beth Nelson.

- 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  
**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  
**Continue to December 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.  
**Continue to December 2023 SDPG Meeting**
- 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.
- 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.
- 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

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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 December 2023 SDPG Meeting**

7. ADMINISTRATIVE MATTERS:

- A. Community Reports
- 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 #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:** 12/14/2023 01/11/2024 02/08/2024 03/14/2024 04/11/2024 05/09/2024

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

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