



The County of San Diego

Planning Commission Hearing Report

Date:	July 26, 2024	Case/File No.:	Residences At The Inn; PDS2015-TM-5609; PDS2015-ER-15-08-020
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Tentative Map for Condominium Conversion Purposes
Time:	9:00 a.m.	Location:	Linea Del Cielo at Steven W. Royce Lane
Agenda Item:	4	General Plan:	Specific Plan Area (SPA) (Rancho Santa Fe Inn)
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	Specific Plan (S88)
Applicant/Owner:	JMIR RSF INN LLC	Community:	San Dieguito Community Plan Area
Environmental:	CEQA § 15301(k)	APN:	266-281-04-00, 268-120-15-00, 268-120-45-00, 268-120-46-00

A. OVERVIEW

The purpose of this report is to provide the Planning Commission with the information necessary to consider the proposed Tentative Map (TM) and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA).

Based on staff's analysis, it is the position of Planning & Development Services (PDS) that the required findings can be made, and staff recommends approval of the Tentative Map (TM), with the conditions included in the attached Resolution (Attachment B).

The Residences at The Inn Condominium Conversion (Project) includes a request for a Tentative Map for condominium conversion purposes of 13 existing single-family structures. The existing 13 units range from eight one to two-bedroom units and five three or more bedroom units and range in size from 2,200 to 4,200 square feet. The project is located on approximately 8.14 acres within the Rancho Santa Fe Inn Specific Planning Area within the San Dieguito Community Planning Area.

The sections contained in this report describe the following: development proposal, analysis and discussion, community planning group and public input, CEQA compliance, and the Planning & Development Services (PDS) recommendation. PDS analyzed the Project for consistency with the General Plan, Zoning Ordinance, and other applicable regulations, policies and ordinances, and found the Project to be consistent with the inclusion of conditions in the Project Resolution (Attachment B). The Planning Commission is asked to consider the Project and either approve the Project as submitted, approve the Project with modifications, or deny the Project.

B. REQUESTED ACTIONS

This is a request for the Planning Commission to evaluate the proposed project, which is a Tentative Map (TM) for a condominium conversion, and determine if the required findings can be made and, if so, take the following actions:

1. Adopt the Environmental findings included in Attachment D, which include a finding that the proposed project is exempt from environmental review under a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) Guidelines §15301 (k).
2. Adopt the Resolution of Approval of Tentative Map PDS2015-TM-5609, which includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with State law and County of San Diego Regulations (Attachment B).

C. PROJECT BACKGROUND

The Rancho Santa Fe Inn was built approximately 90 years ago, before the County had established land use regulations for the property. Expansion and renovation efforts were implemented by a series of major use permits in the 1970s and 1980s. On February 18, 1983 the San Diego County Planning Commission approved a Major Use Permit (P82-077) for the Rancho Santa Fe Inn. The permit included the expansion of the existing resort facility by 16 hotel units and 16 parking spaces. On June 10, 1987, the Board of Supervisors adopted the Rancho Santa Fe Inn Specific Plan (Specific Plan 87-001) and on March 25, 1988 it was later amended. The Rancho Santa Fe Inn Specific Plan covers approximately 22.51 acres located in the village area of the community of Rancho Santa Fe. One of the units, and 13 parking spaces were constructed by the time the Rancho Santa Fe Inn Specific Plan was amended on June 26, 2000 (SPA 00-004). The purpose of Specific Plan Amendment SPA 00-004 was to amend the Rancho Santa Fe Inn Specific Plan to allow for wireless facilities. In 2001, a Site Plan was approved for proposed changes and additions to the existing Inn at Rancho Santa Fe including a construction of a conference room as well as outdoor covered areas and walkways.

The project site contains 13 existing residential units and approximately 35 parking spaces constructed between the 1960s to the 1980s that have been used as residential units as well as short and long-term rental units. In March of 2024, Site Plan Minor Deviation PDS2024-STP-00-061W1M1 was approved in connection with Site Plan 3501-00-061-01 for alterations of an existing residential development, which included renovations to 7 of the 13 existing units. The applicant's request included interior renovations to seven existing residences as well as replacement of existing clay tile roofs, replacement of existing windows and doors with new energy efficient windows and doors, and application of stucco to each building. Since approval of the original Specific Plan and Site Plan Minor Deviation, the project site contains thirteen existing residential units with ongoing construction related to the minor interior and exterior improvements.

D. REGIONAL SETTING AND PROJECT LOCATION

The site is on a portion of the Rancho Santa Fe Inn Specific Plan Area (Inn) within the San Dieguito Community Plan Area. The project site consists of approximately 8.1 acres, on the south side of Linea Del Cielo, in the western portion of the Inn (Figures 1 and 2). The site contains 13 existing detached single-family buildings currently being utilized by the Inn as both short and long-term rental cottages. The site slopes down north to south from Linea Del Cielo then to the west as the private driveway curves around the top of a drainage area. Access is provided by an existing private driveway known as both Inn Cottage Road and Steven W. Royce Lane that ultimately connect to Linea Del Cielo, a County-maintained road.

Surrounding land uses to the north primarily consist of public uses such as offices for an irrigation district, fire district, and a school, and part of the Inn. Residential development is located to the west and south. To the east are the rest of the Inn and residential and commercial development.

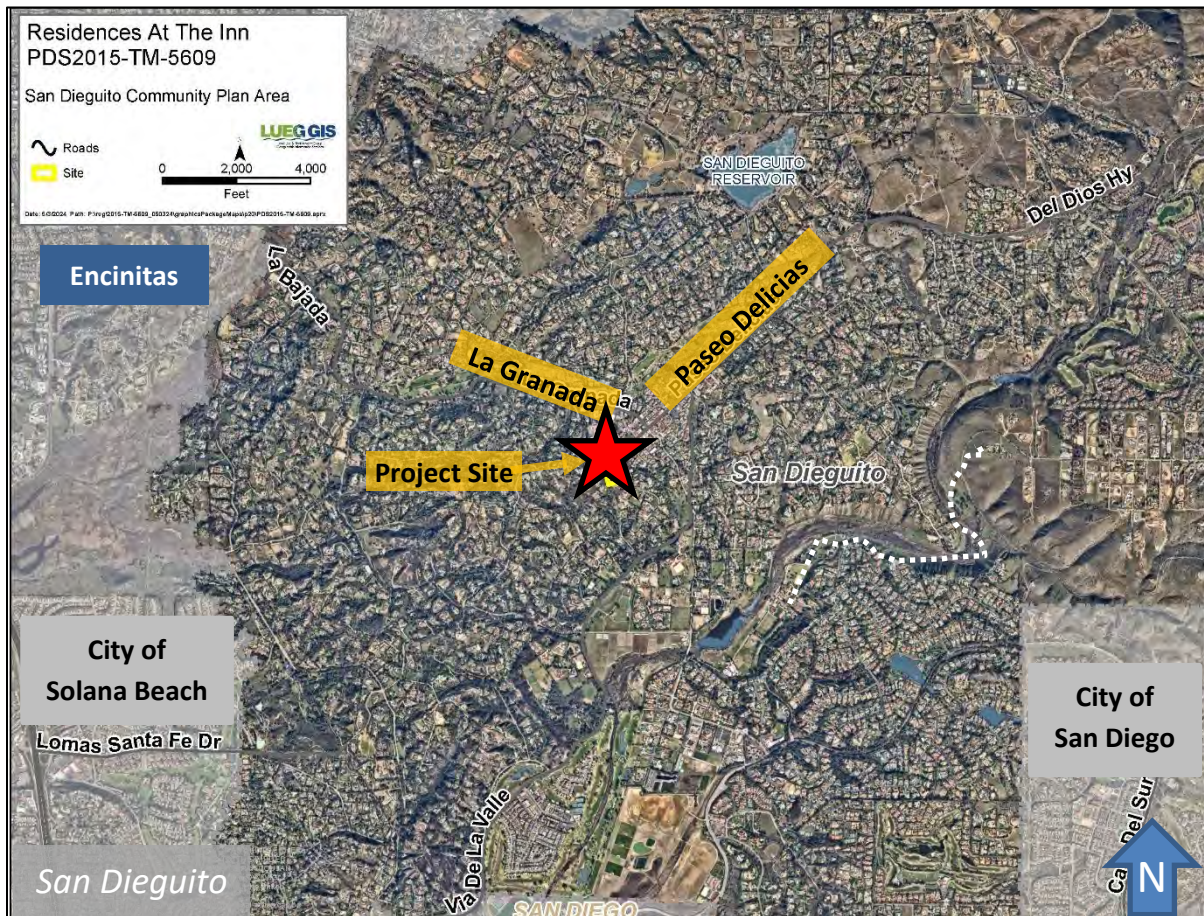


Figure 1: Vicinity Map

The General Plan Regional Category for the site is Semi-Rural, the General Plan Land Use Designation is Specific Planning Area (SPA) and zoning on the site is Specific Plan (S88). Land Use Designations and zoning of surrounding land is shown in Table D-1. The Semi-Rural Residential Land Use Designation is intended to allow for low density residential uses, golf courses and other recreational activities, and community-oriented uses on larger properties after careful consideration of environmental impacts and community character. The Specific Planning Area Land Use Designation implements the Rancho Santa Fe Inn Specific Plan Area which designates the property as portions of Subareas A and B of the Specific Plan. Subareas A and B allow for the use of a maximum of 21 total cottages and 26 hotel units. The scope of the Project is converting existing units that are permitted within the Specific Plan. Zoning for the site is Specific Plan (S88). All existing uses are permitted within the S88 zone and Specific Plan. The proposed alterations were permitted through Site Plan Minor Deviation Record ID: PDS2024-STP-00-061W1M1 as previously discussed.

Please refer to Attachment A – Planning Documentation, for maps of surrounding land uses and zoning designations.

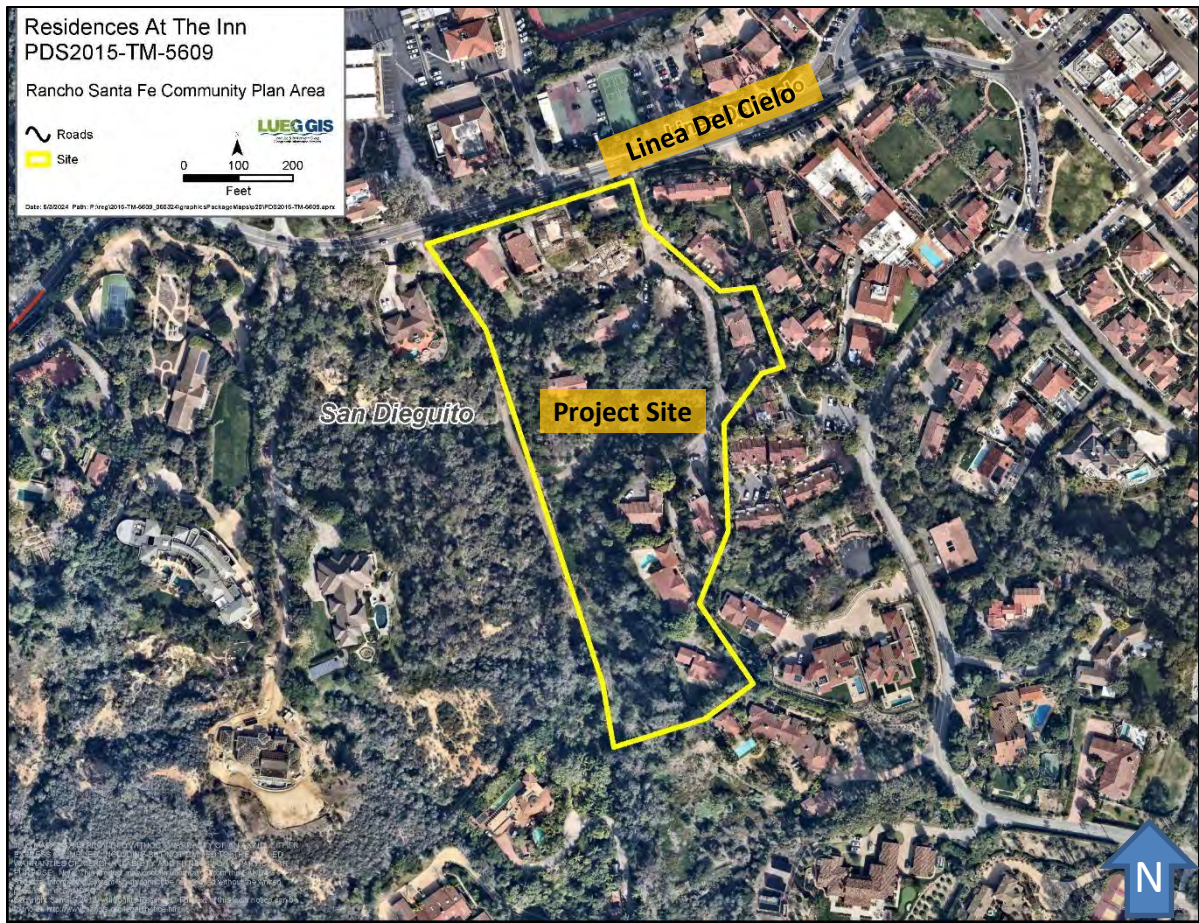


Figure 2: Vicinity Map (Closer Extent)

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Public/Semi-Public, Semi-Rural Residential, Specific Plan Area	RS, S88	Linea Del Cielo, La Sendita, El Fuego	Inn at Rancho Santa Fe, Public Offices, School
East	Specific Plan Area, Village Core Mixed Use, Village Residential, Semi-Rural Residential	S88, C36, C34, RU, RRO, RS	Linea Del Cielo, La Gracia, Avenida De Acacias	Inn at Rancho Santa Fe, Residential, Commercial
South	Semi-Rural Residential	RS, RR	La Gracia	Residential
West	Semi-Rural Residential, Rural Lands	RR, S80	Unnamed private roads	Residential

E. DEVELOPMENT PROPOSAL

1. Project Description

The applicant requests a Tentative Map for condominium conversion of 13 existing single-family structures known as Residences At The Inn (Project). The project site for PDS2015-TM-5609 is located on Linea del Cielo in the San Dieguito Community Plan Area. The project includes combining four existing lots into one condominium lot to provide for converting 13 existing single-family buildings into condominiums, which then could be sold individually. The site contains approximately 35 total parking spaces including two space garages for several of the existing units. The project also includes minor improvements to the internal driveways to improve access to the buildings. Access is provided by an existing private driveway known as both Inn Cottage Road and Steven W. Royce Lane that ultimately connect to Linea Del Cielo, a County-maintained road. No grading is required as part of the Project.

Please refer to Attachment A – Planning Documentation, to view the Tentative Map and Preliminary Grading Plan.

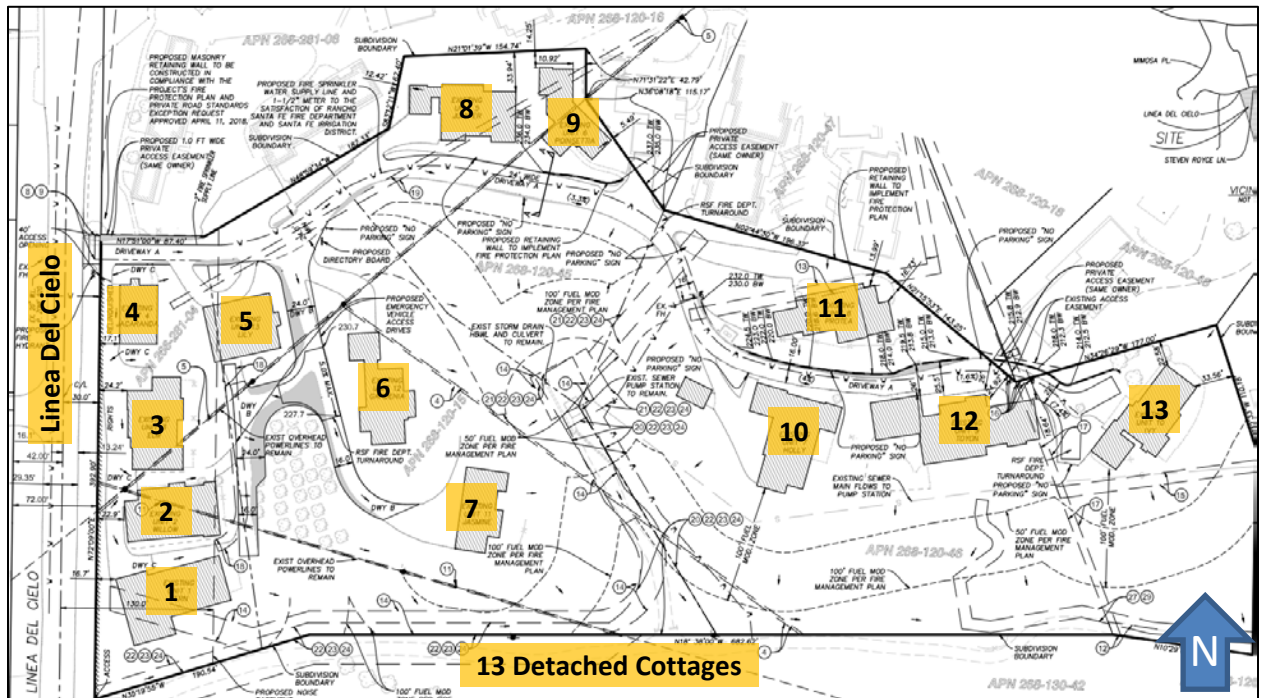


Figure 3: Proposed Project layout



Figure 4: Photo of existing typical cottages and units

F. ANALYSIS AND DISCUSSION

The Project has been reviewed for conformance with all relevant ordinances and guidelines, including the San Diego County General Plan, the San Dieguito Community Plan, the County Subdivision Ordinance, the County Zoning Ordinance, and CEQA Guidelines. A discussion of the Project's consistency with applicable codes, policies, and ordinances, is described on the following pages.

1. Key Requirements for Requested Actions

- a. Is the proposed project consistent with the vision, goals, and policies of the General Plan?
- b. Does the project comply with the policies set forth under the San Dieguito Community Plan?
- c. Does the project comply with the Rancho Santa Fe Inn Specific Plan?
- d. Is the proposed project consistent with the County's Zoning Ordinance?
- e. Is the proposed project consistent with the Subdivision Ordinance?
- f. Is the project consistent with other applicable County regulations?
- g. Does the project comply with California Environmental Quality Act (CEQA)?

2. Analysis

Density, Community Compatibility

The Rancho Santa Fe Inn Specific Plan allows residential uses at an overall density of 7.26 units per acre over the Inn's 22.5 acres. The area of the Inn that includes the proposed TM is 8.14 acres developed with 13 existing units, which is approximately 1.6 units per acre. Other areas of the Inn have higher densities. The purpose of the TM is to create a condominium lot to allow for the conversion of the existing buildings into condominium units. No new units are proposed, and the existing cottages will remain.

Access and Fire Improvements

The project includes minor improvements to the internal driveways to improve access to the buildings. Access is provided by an existing private driveway known as both Inn Cottage Road and Steven W. Royce Lane. The driveway accesses Linea Del Cielo, a County-maintained road.

The Rancho Santa Fe Fire Protection District has reviewed the project. The project requires widening of internal roads to accommodate fire access. The improvements for fire access improvements include hammer head turnarounds and fire sprinklers for each unit which is a condition of approval of the Project.

Special Area Regulations "D" Designator

Ordinance 7469 establishes "D" Special Area Designator criteria to implement the Specific Plan. The Objective and Standards section of the ordinance states: "Design Review of the Rancho Santa Fe Inn additions and improvements to ensure the retention of the character and scale of the existing Inn and consistency with Specific Plan 87-001."

The project involves converting 13 existing single-family buildings to condominiums and minor improvements to the access driveways. The existing residential buildings are consistent with character and scale of the Inn. As previously discussed, a minor deviation was approved for the minor exterior alterations to the existing units and was reviewed for consistency with the "D" Designator criteria. The minor exterior alterations and fire improvements as well as converting them to condominiums will not change that consistency. The buildings are in an area designated in the Specific Plan for residential use and for cottages. Therefore, the project is consistent with the "D" Designator established by Ordinance 7469.

3. General Plan Consistency

The site is subject to the Semi-Rural General Plan Regional Category and Specific Plan Area (SPA) Land Use Designations. The Project is consistent with the following relevant General Plan goals, policies, and actions as described in Table F-1.

Table F-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
<p>LU-3.1 Diversity of Residential Designations and Building Types. Maintain a mixture of residential land use designations and development regulations that accommodate various building types and styles.</p>	<p>The condominium units would increase the variety of owner-occupied housing in the area where there is the Inn and single-family residential development.</p>
<p>LU-6.9 – Development Conformance with Topography. Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.</p>	<p>No new construction will occur other than minor work on the existing driveways. A Standard Storm Water Quality Management Plan was submitted and reviewed. The project will not alter the physical characteristics or topography of the site and it complies with current storm water management requirements.</p>

General Plan Policy	Explanation of Project Conformance
<p>M-2.2 - Access to Mobility Element Designated Roads. Minimize direct access points to Mobility Element roads from driveways and other non-through roads to maintain the capacity and improve traffic operations.</p>	<p>The project utilizes one existing access point to Linea Del Cielo, a Mobility Element Road. No additional access points are proposed.</p>
<p>COS-4.2 - Drought-Efficient Landscaping. Require efficient irrigation systems and in new development encourage the use of native plant species and non-invasive drought tolerant/low water use plants in landscaping.</p>	<p>As no new construction will occur, no new landscaping is required.</p>
<p>S-4.1 - Fuel Management Programs. Support programs consistent with state law that require fuel management/modification within established defensible space boundaries</p>	<p>Fuel Modification Zones are included around all buildings in accordance with an approved Fire Protection Plan for the project.</p>
<p>Goal S-2 - Emergency Response. Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster.</p>	<p>The proposed Project has been reviewed by the Rancho Santa Fe Fire Protection District and has been approved for the processing of the TM as the site has adequate service availability.</p>
<p>Goal S-2 - Emergency Response. Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster.</p> <p>S-4.1 - Fuel Management Programs. Support programs consistent with state law that require fuel management/modification within established defensible space boundaries</p> <p>Policy S-3.7 - Fire Resistant Construction. Require all new, remodeled, or rebuilt structures to meet current ignition resistance construction codes and establish and enforce reasonable and prudent standards that support retrofitting of existing structures in high fire threat areas.</p>	<p>The proposed Project is required to obtain all necessary building permits which will require review and approval by Rancho Santa Fe Fire Protection District. The Project is conditioned to have Rancho Santa Fe Fire Protection District review all building plans and final landscape plans for the Project.</p>

General Plan Policy	Explanation of Project Conformance
<p>Policy LU-6.5 – Sustainable Stormwater Management. Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development (LID) techniques as well as a combination of site design, source control, and stormwater best management practices (BMP), where applicable and consistent with the County's LID Handbook.</p>	<p>The Project has incorporated required stormwater management features in accordance with the County's Low Impact Development (LID) Handbook. Additionally, the Project includes structural BMPs such as a modular wetland in order to address treatment of stormwater for the Project.</p>
<p>Goal LU-10 – Function of Semi-Rural and Rural Lands. Semi-Rural and Rural Lands that buffer communities, protect natural resources, foster agriculture, and accommodate unique rural communities.</p> <p>Policy LU-10.2 – Development—Environmental Resource Relationship. Require development in Semi-Rural and Rural areas to respect and conserve the unique natural features and rural character, and avoid sensitive or intact environmental resources and hazard areas.</p>	<p>The Project proposes no new development on a site that has been previously graded and does not require alteration of the existing terrain. The project will not require the export of fill for construction related to the property.</p>
<p>Policy LU-13.1 – Commitment of Water Supply. Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.</p>	<p>The Project will obtain water service from the Rancho Santa Fe Water District for the operations of the Project, who has agreed to provide service to the Project. The Project will not rely on groundwater or deplete groundwater resources in the area.</p>

4. Community Plan Consistency

The Proposed Project is consistent with the following relevant San Dieguito Community Plan goals, policies, and actions as described in Table F-2.

Table F-2: Community Plan Conformance

San Dieguito Community Plan Policy	Explanation of Project Conformance
<p>Community Character, Covenant of Rancho Santa Fe Policy 1: Preserve the unique visual character and landscape features of the Covenant area.</p>	<p>The scope of the project has been reviewed and approved by the Art Jury of the Rancho Santa Fe Association. No new buildings will be constructed, and no buildings will be removed so the proposed project will retain the site's consistency with the visual character of The Inn.</p>

5. Specific Plan Consistency

The site is subject to the Rancho Santa Fe Inn Specific Plan, as discussed above. The original Rancho Santa Fe Inn Specific Plan (SP 87-001) was adopted on March 25, 1988. The Specific Plan was amended in 2001 to allow the installation of wireless antennas (SPA 00-004).

The Specific Plan established land use, density, and site-specific zoning, including the zoning box, to allow for the hotel, cottages, and residential uses. The Specific Plan also requires that any proposal must be evaluated for consistency with the Specific Plan. The Specific Plan allows

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residential uses at an overall density of 7.26 units per acre over the Inn's 22.5 acres. The area of the Inn that includes the proposed TM is 8.1 acres developed with 13 existing units. The currently proposed Project does not alter the number or character of buildings and so the site will remain consistent with the Specific Plan

6. Zoning Ordinance Consistency

The Project complies with all applicable zoning requirements of the Specific Plan (S88) zones with the incorporation of conditions of approval (Table F-3).

Table F-3: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	S88	Yes
Animal Regulation:	-	NA
Density:	7.26	Yes
Lot Size:	12,000	Yes
Building Type:	M	Yes
Height:	G	Yes
Lot Coverage:	-	NA
Setback:	V	Yes: shown on TM
Open Space:	D	Yes
Special Area Regulations:	D	Yes

Table F-4: Zoning Ordinance Development Regulations Compliance Analysis

Development Standard	Proposed/Provided	Complies?
Section 4200 of the Zoning Ordinance describes the requirements for minimum lot size. On this property it is 12,000 square feet.	The proposed condominium lot is more than seven acres net, over 300,000 square feet, which is above the 12,000 square feet minimum	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4300 of the Zoning Ordinance requires the Project to comply with the "M" building type requirements.	The Project meets the building type requirements, and all the buildings are existing.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4600 of the Zoning Ordinance requires that the Project meet the "G" height requirement of 35 feet.	All existing structures are less than 35 feet in height.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4800 of the Zoning Ordinance requires that the Project meet the "V" setback requirements.	The proposed Tentative Map will not result in additional units or construction that would require a minor deviation or changes to the previously approved Site Plan for the property in accordance with the "V" Setback Designator of the property.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

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Development Standard	Proposed/Provided	Complies?
Section 4900 of the Zoning Ordinance describes the requirements for a "D" Open Space Designator: 800 square feet of group usable open space per unit.	If being proposed as new structures, the 13 cottages would require 10,400 square feet of group usable open space. Existing open space exceeds that amount, and the condominium conversion will not alter the open space that exists on the site.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 5900 of the Zoning Ordinance describes the requirements for a Special Area Regulations "D" Designator, which include a Site Plan review. Ordinance 7469 established a "D" Designator Special Area Regulation for the property "to ensure the retention of the character and scale of the existing Inn and consistency with Specific Plan 87-001."	The proposed Tentative Map will not result in additional units or construction that would require a minor deviation or changes to the previously approved Site Plan for the property in accordance with the "D" Designator of the property.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

7. Subdivision Ordinance and Subdivision Map Act Consistency

The project has been reviewed for compliance with the County of San Diego Subdivision Ordinance (Subdivision Ordinance) and the Subdivision Map Act.

Section 81.105 of the Subdivision Ordinance requires a TM for conversion of five or more units to condominiums. If the project is to be an air space condominium, a one-lot subdivision is required. Additionally, the Subdivision Ordinance requires each unit to have an individual meter and fire sprinklers. The TM resolution includes a condition requiring installation of applicable improvements as well as the notifications to occur including prior to Final Map.

The project is consistent with the requirements for the conversion of residential property into a condominium project outlined in Section 66427.1 of the Subdivision Map Act. The project includes application materials and conditions of approval necessary to ensure that the project is implemented in a manner consistent with the Subdivision Map Act.

1. Each of the tenants have received written notification of intention to convert at least 60 days prior to the filing of a tentative map application.
2. Each tenant has received 10 days written notification that an application for a public report will be, or has been, submitted to the Department of Real Estate, and that such report will be available upon request.
3. Each of the tenants of the proposed condominium conversion project have been, or will be, given written notification within 10 days of approval of a final map for the proposed conversion.
4. Each of the tenants of the proposed condominium conversion project have been, or will be, given 180 days written notice of intention to convert prior to termination of tenancy due to the conversion or proposed conversion.

5. Each of the tenants of the proposed condominium conversion project have been, or will be, given notice of an exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant.

8. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed in compliance with the California Environmental Quality Act (CEQA). The project is exempt from the requirement to prepare environmental documents under CEQA. The project falls under a Categorical Exemption in the California Environmental Quality Act (CEQA) Guidelines §15301(k). This Categorical Exemption is for projects that consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing structures involving no expansion of existing use. The conversion of the existing structures to condominiums and the combining of the four lots into one condominium lot qualifies for this Categorical Exemption.

CEQA Guidelines §15300.2 states that Categorical Exemptions cannot be applied in situations when a project may have possible significant effects because of location, cumulative impact, unusual circumstances, damage to scenic resources of a scenic highway, inclusion on a hazardous waste site, or adverse change to a historical resource. The proposed project does not involve any of these, so the Categorical Exemption can be applied.

A Notice of Exemption is on file with Planning & Development Services as Environmental Review Number PDS2015-ER-15-08-020.

9. Applicable County Regulations

Table F-5: Applicable Regulations

County Regulation Policy	Explanation of Project Conformance
a. Resource Protection Ordinance (RPO)	The Project has been found to comply with the RPO because it will not impact any wetlands, floodplains/floodways, steep slopes, sensitive habitat lands, or cultural resources.
b. County Consolidated Fire Code	The Project has been reviewed and approved by the Rancho Santa Fe Fire Protection District. The project will implement on-site improvements to the internal access road system in accordance with Rancho Santa Fe Fire Protection District requirements. Therefore, the project complies with the County Fire Code.
c. Noise Ordinance	The project consists of minimal construction to on-site circulation roads and all construction will require operations in conformance with the Noise Ordinance. No additional units are proposed. Therefore, the project will not generate significant noise levels which exceed the allowable limits of the County Noise Element or Noise Ordinance.
d. Light Pollution Code	The Project will implement outdoor lighting and glare controls which will ensure compliance with the Light Pollution Code.
e. Watershed Protection Ordinance (WPO)	A Stormwater Quality Management Plan (SWQMP) was prepared for the Proposed Project in compliance with the WPO.

f. Multiple Species Conservation Program (MSCP)	The site is not within an adopted MSCP subarea plan boundary.
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G. COMMUNITY PLANNING GROUP (CPG)

On May 10, 2018, the San Dieguito Community Planning Group (CPG) voted unanimously to approve the condominium conversion by a vote of 9-0-0-4 (Ayes-9, Noes-0, Abstain-0, Vacant/Absent-4). The CPG held an additional vote on July 12, 2018, to vote on two specific topics: the waiver from undergrounding of utilities, and; the "D" Designator objectives of consistency with the character of the Inn and with the Specific Plan. Once again, the Group voted unanimously to approve by a vote of 9-0-0-4 (Ayes-9, Noes-0, Abstain-0, Vacant/Absent-4). Since recommendation of approval in On May 10, 2018, Staff has coordinated with the San Dieguito CPG prior to the hearing to continue providing updates regarding the project.

The San Dieguito CPG Meeting Minutes can be found in Attachment E – Public Documentation.

H. PUBLIC INPUT

At the time of application submittal and in accordance with Board Policy I-49, public notices were sent to property owners within a minimum radius of 300 feet of the project site. Over 130 public notices have been sent out to a radius of 1,000 feet of the project site in advance of the Planning Commission Hearing.

Rancho Santa Fe Association

The Project is within the Rancho Santa Fe Association Covenant area that defines detailed building, land use, and subdivision requirements. On April 27, 2023, the Rancho Santa Fe Association approved the applicant's request with conditions for minor exterior alterations to seven of the existing condominium units. The approval letter with conditions dated April 27, 2023, is found in Attachment E.

I. STAFF RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

- a. Adopt the Environmental findings included in Attachment D, which include a finding that the proposed project is exempt from environmental review under a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) Guidelines §15301(k).
- b. Adopt the Resolution of Approval of Tentative Map PDS2015-TM-5609, which includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with State law and County of San Diego Regulations (Attachment B).

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AUTHORIZED REPRESENTATIVE:



DAHVIA LYNCH, DIRECTOR

ATTACHMENTS:

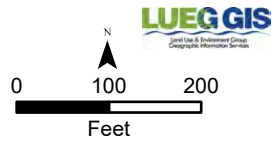
- Attachment A – Planning Documentation
- Attachment B – Form of Decision Approving PDS2015-TM-5609
- Attachment C – Environmental Documentation
- Attachment D – Environmental Findings
- Attachment E – Public Documentation
- Attachment F – Service Availability Forms
- Attachment G – Ownership Disclosure

Attachment A – Planning Documentation

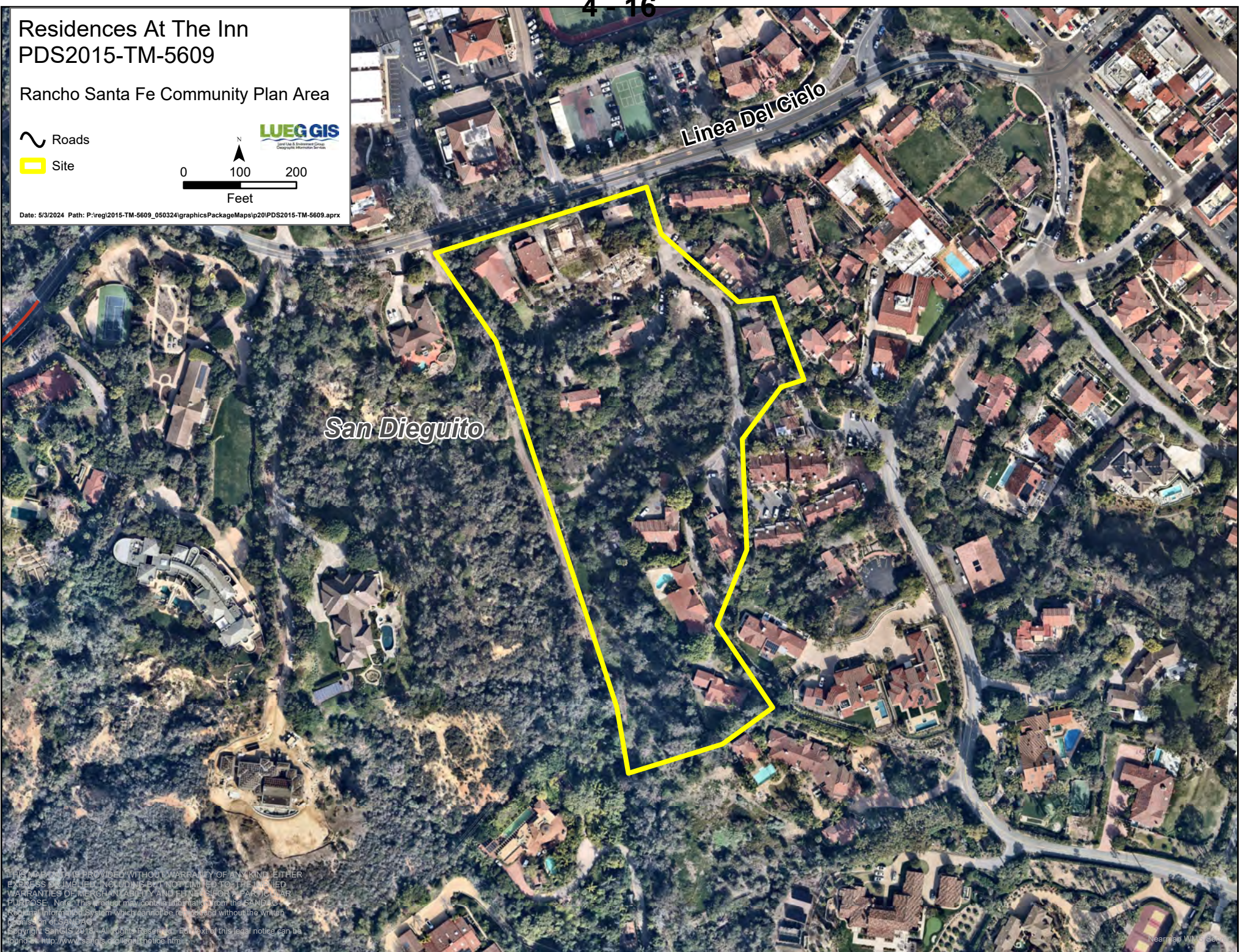
Residences At The Inn PDS2015-TM-5609

Rancho Santa Fe Community Plan Area

-  Roads
-  Site



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San Dieguito

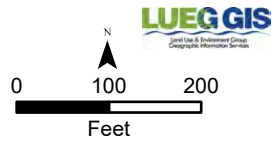
Linea Del Cielo

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Residences At The Inn PDS2015-TM-5609

Rancho Santa Fe Community Plan Area

-  Roads
-  Site



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Linea Del Cielo

San Dieguito



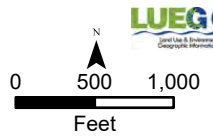
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Residences At The Inn PDS2015-TM-5609

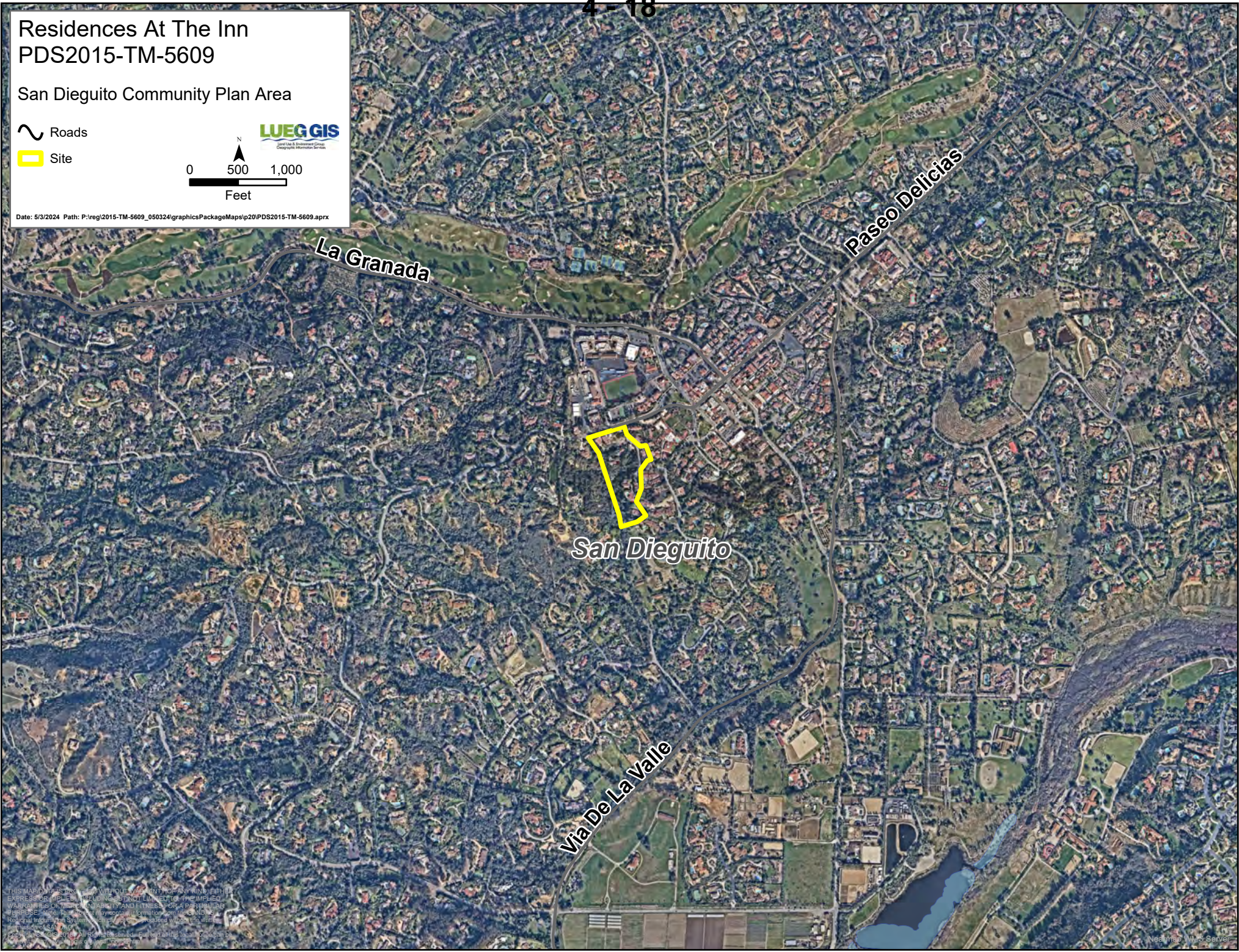
San Dieguito Community Plan Area

 Roads

 Site



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San Dieguito

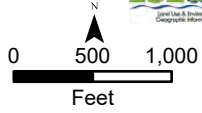
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Residences At The Inn PDS2015-TM-5609

San Dieguito Community Plan Area

 Roads

 Site



Date: 5/3/2024 Path: P:\reg\2015-TM-5609_050324\graphicsPackageMaps\p20\pds2015-TM-5609.aprx

La Granada

Paseo Delicias

Via De La Valle

San Dieguito

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Residences At The Inn PDS2015-TM-5609

San Dieguito Community Plan Area

 Roads
 Site

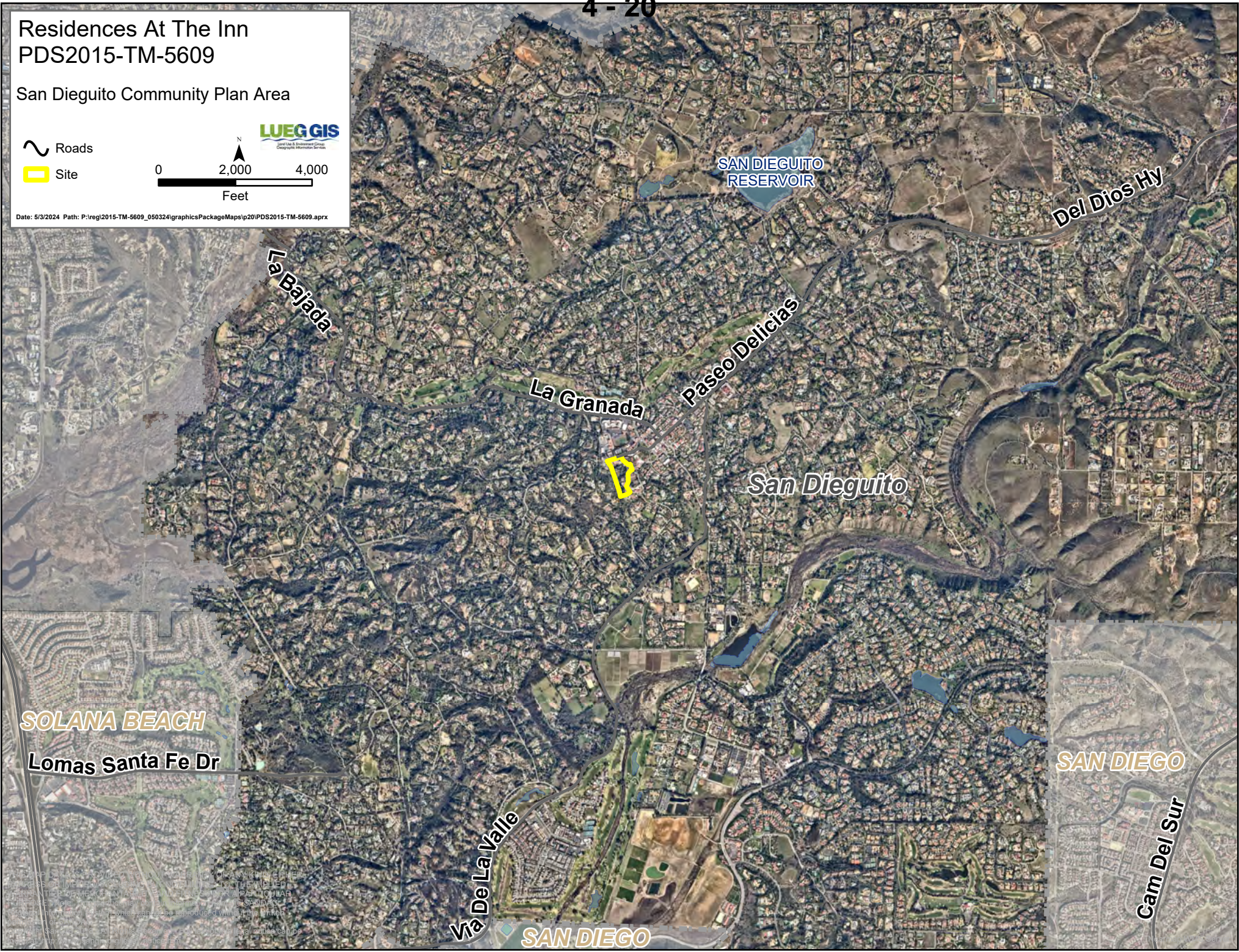



0 2,000 4,000
Feet



LUEG GIS
Land Use & Environment Group
Geographic Information Services

Date: 5/3/2024 Path: P:\reg\2015-TM-5609_050324\graphicsPackageMaps\p20\IPDS2015-TM-5609.aprx



SOLANA BEACH

Lomas Santa Fe Dr

Via De La Valle

SAN DIEGO

SAN DIEGO

Cam Del Sur

SAN DIEGUITO
RESERVOIR

Del Dios Hy


La Granada


Paseo Delicias

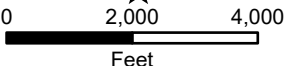
San Dieguito

Residences At The Inn PDS2015-TM-5609


San Dieguito Community Plan Area

 Roads

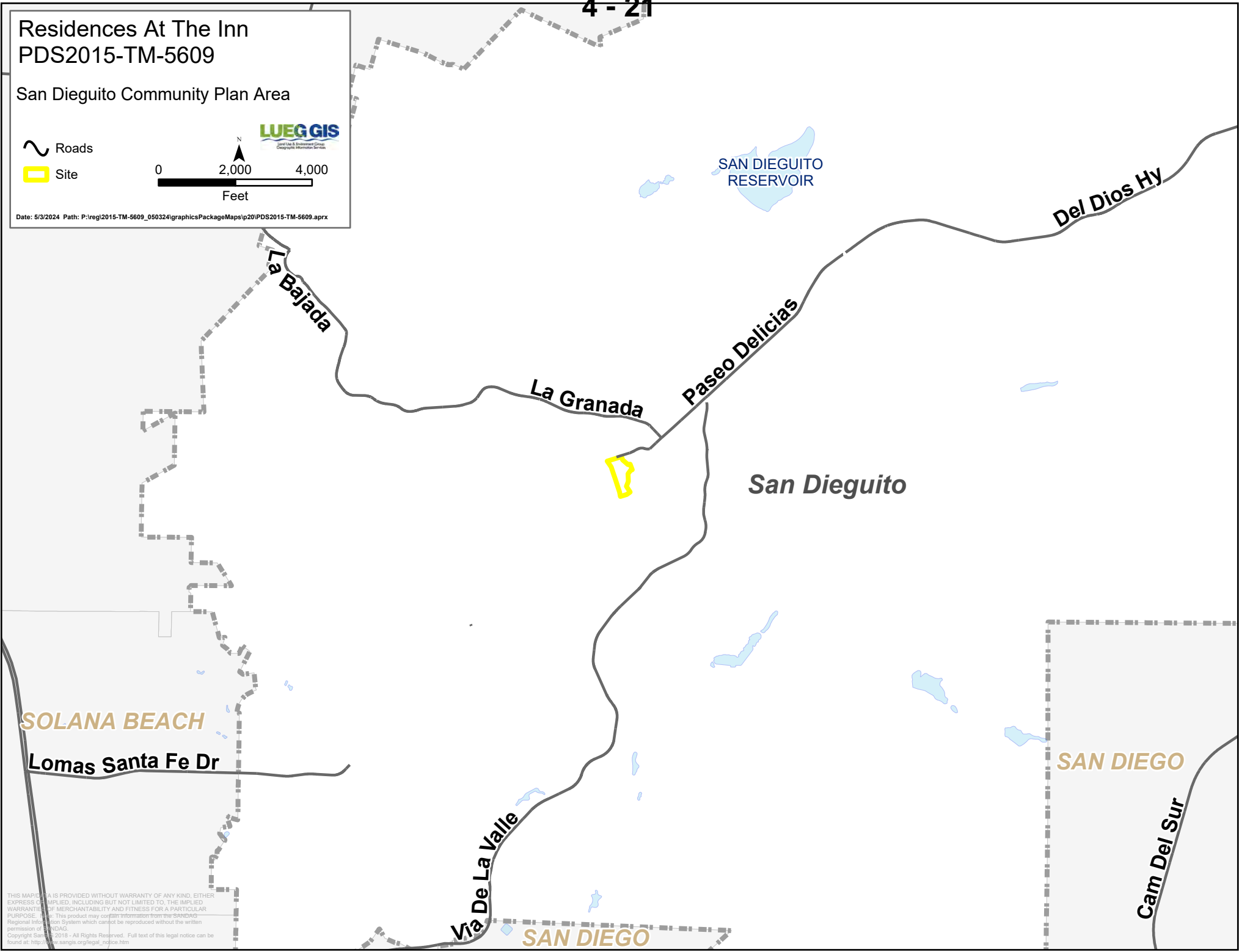
 Site



0 2,000 4,000
Feet



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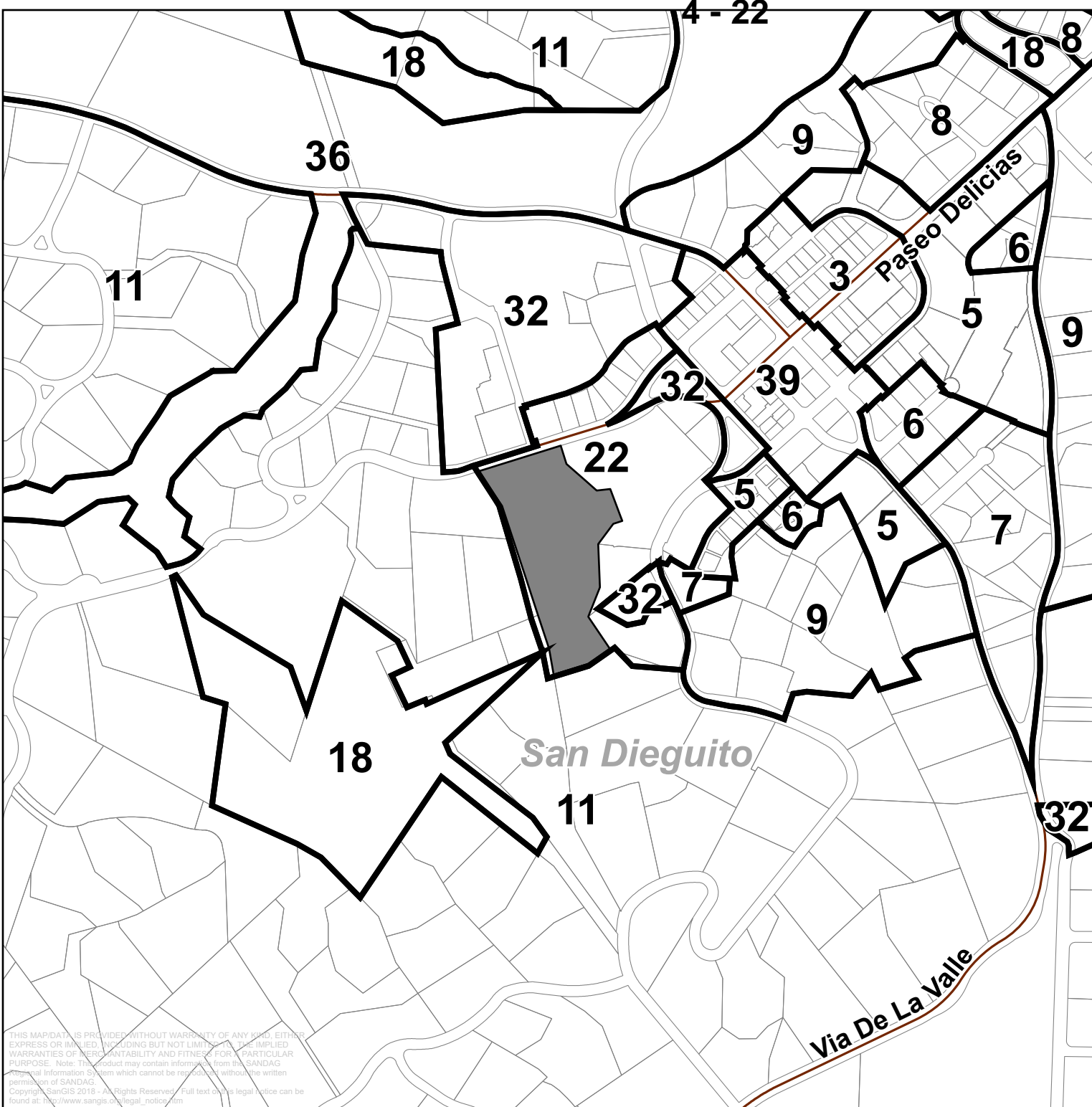
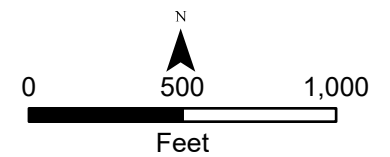
Residences At The Inn
PDS2015-TM-5609

General Plan

San Dieguito
Community Plan Area

- (3) Village Residential (VR-15)
- (5) Village Residential (VR-7.3)
- (6) Village Residential (VR-4.3)
- (7) Village Residential (VR-2.9)
- (8) Village Residential (VR-2)
- (9) Semi-Rural Residential (SR-1)
- (11) Semi-Rural Residential (SR-2)
- (18) Rural Lands (RL-20)
- (22) Specific Plan Area
- (32) Public/Semi-Public Facilities
- (36) Open Space (Recreation)
- (39) Village Core Mixed Use

	Roads
	Site
	Parcels
	Planning



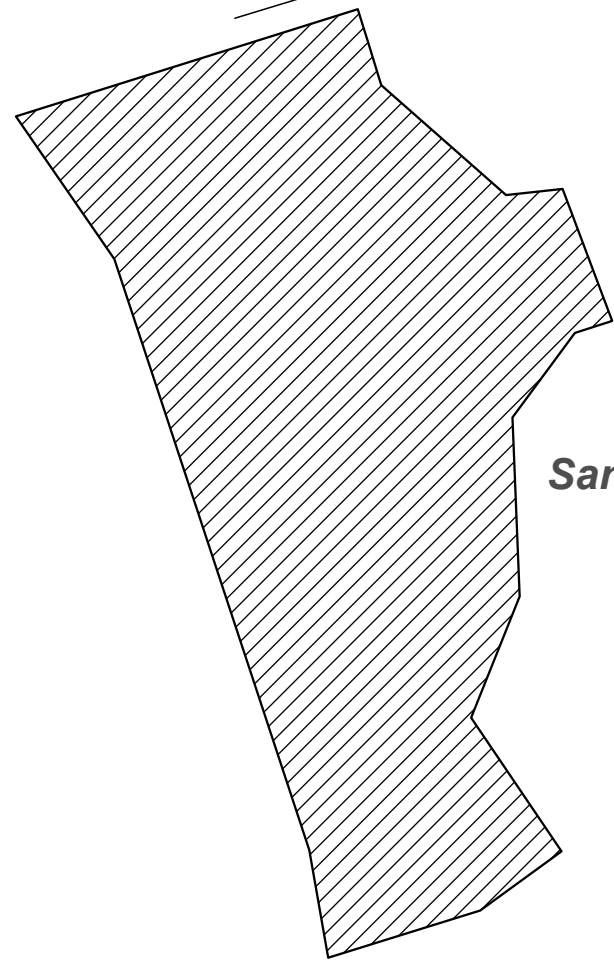
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4 - 23

PASEO
DELICIAS

LINEA DEL CIELO

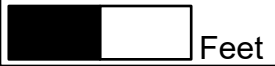
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San Dieguito

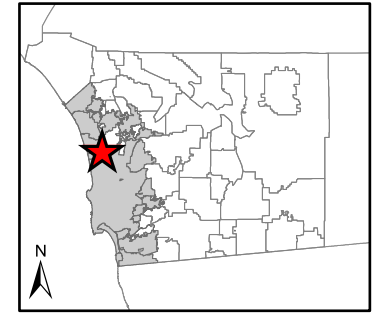
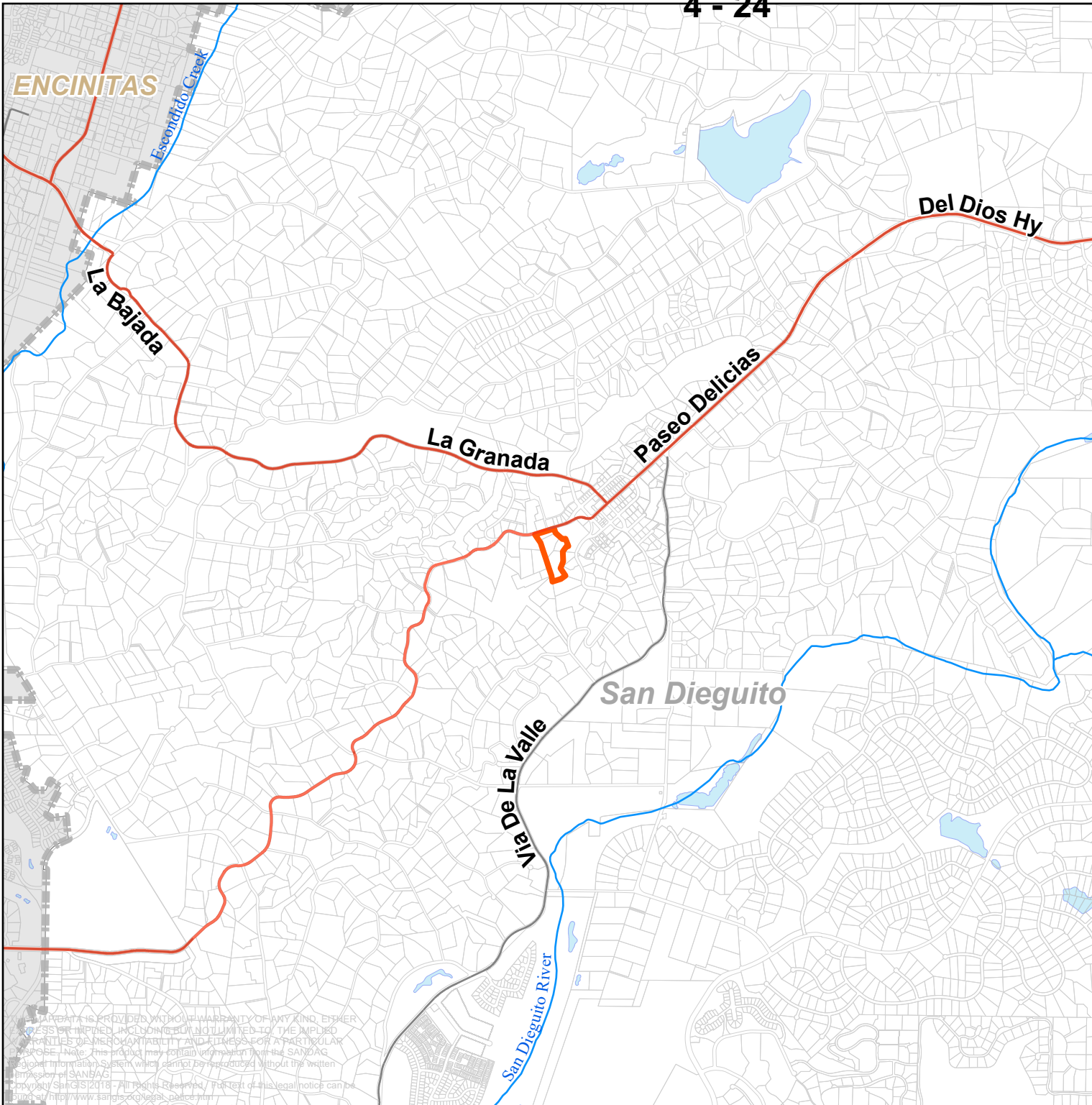


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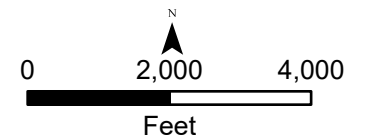


Vicinity Map

San Dieguito
Community Plan Area



1:3,500,000







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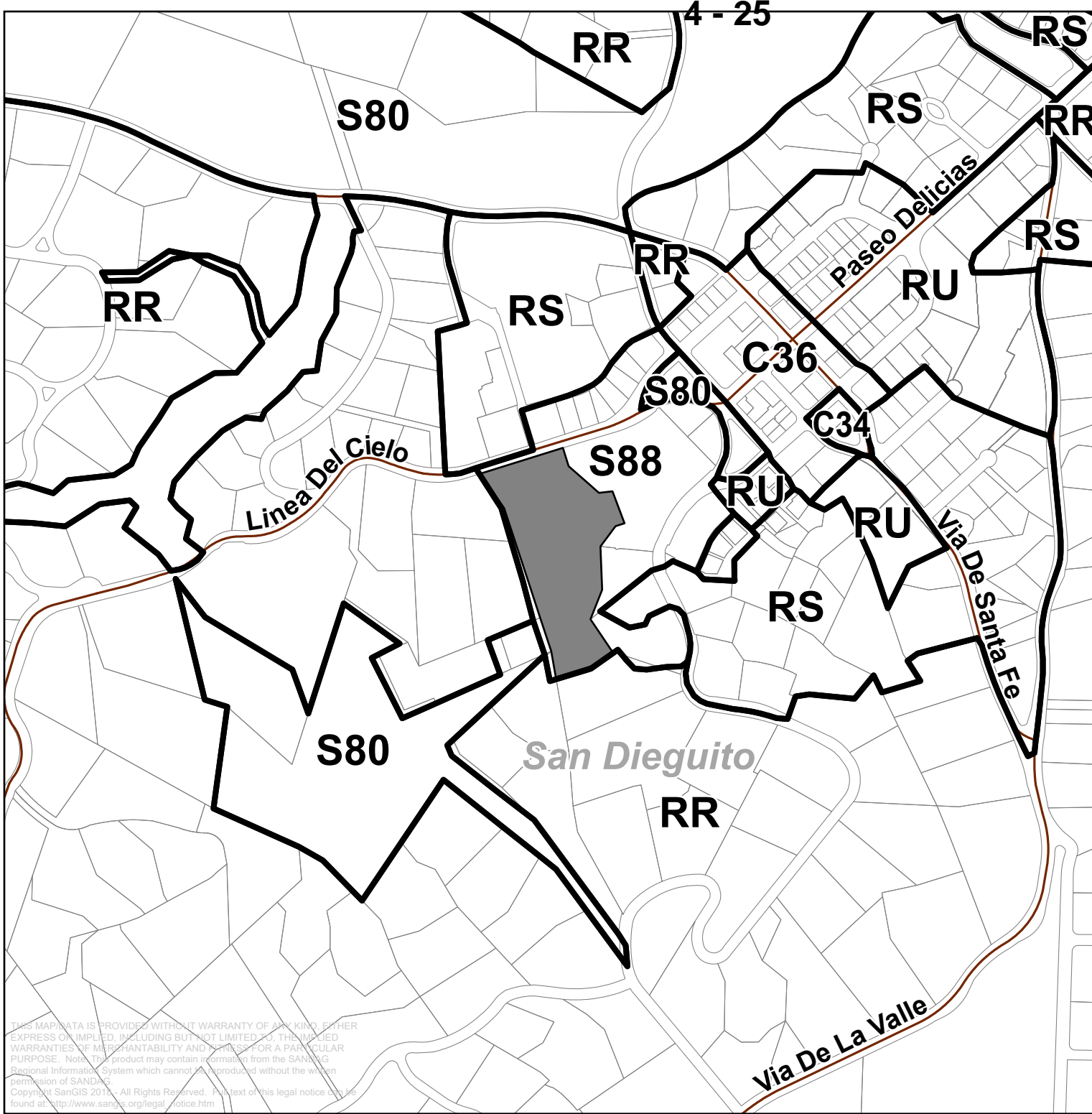
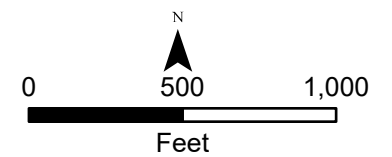


Zoning

*San Dieguito
Community Plan Area*

- C34 - General Commercial/Residential
- C36 - General Commercial
- RR - Rural Residential
- RRO - Recreation Oriented Residential
- RS - Single Family Residential
- RU - Urban Residential
- S80 - Open Space
- S88 - Specific Planning Area

	Roads
	Site
	Parcels
	Zoning



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COUNTY OF SAN DIEGO TENTATIVE MAP NO.5609

FOR CONDOMINIUM CONVERSION PURPOSES RANCHO SANTA FE, CALIFORNIA

PROJECT INFORMATION

SUBDIVIDER'S/OWNER'S NAME: JMR RSF INN LLC
 SUBDIVIDER'S/OWNER'S ADDRESS: 12250 EL CAMINO REAL SUITE 160
 SAN DIEGO, CA 92130
 SITE ADDRESS: STEVEN ROYCE LANE, RANCHO SANTA FE, CA 92067
 MAP PREPARED BY: PASCO LARET SUITER & ASSOCIATES, INC.
 535 N. HIGHWAY 101, SUITE A
 SOLANA BEACH, CA 92075 (858) 259-8212

SUBDIVIDER'S CERTIFICATE

THE SUBDIVIDER AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE COUNTY OF SAN DIEGO AND ITS AGENTS, OFFICERS, AND EMPLOYEES FROM ANY CLAIM, ACTION, OR PROCEEDING AGAINST THE COUNTY OF SAN DIEGO OR ITS AGENTS, OFFICERS, OR EMPLOYEES, TO ATTACK, SET ASIDE, VOID, OR ANNUL AN APPROVAL FROM THE COUNTY OF SAN DIEGO CONCERNING THE SUBDIVISION WHEN SUCH ACTION IS BROUGHT WITHIN THE TIME PERIOD SPECIFIED IN GOV. CODE SECTION 66499.37. THIS CERTIFICATE IS CONDITIONED UPON THE CITY OF ENCINITAS PROVIDING PROMPT NOTICE TO THE SUBDIVIDER AS PROVIDED FOR BY THE ACT. (GOV. CODE 66474.9)

SUBDIVIDER/OWNER: *JMS*

LEGAL DESCRIPTION

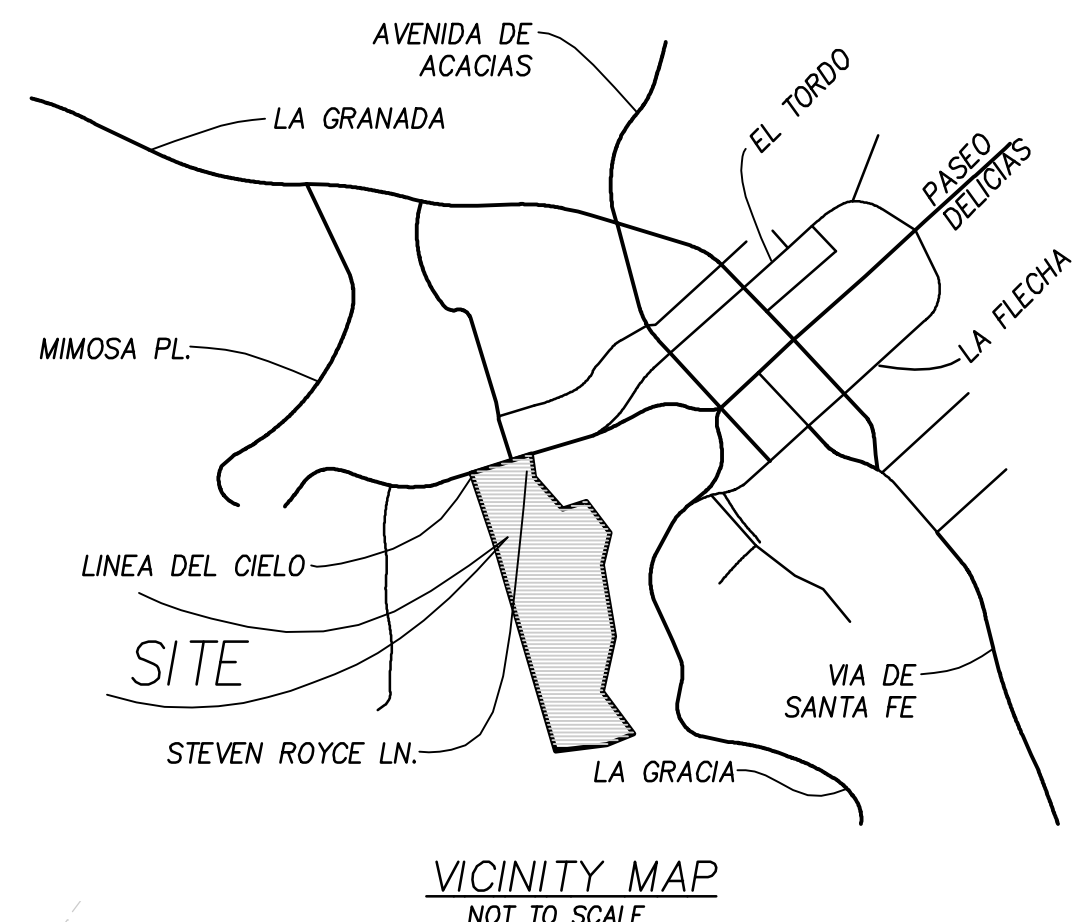
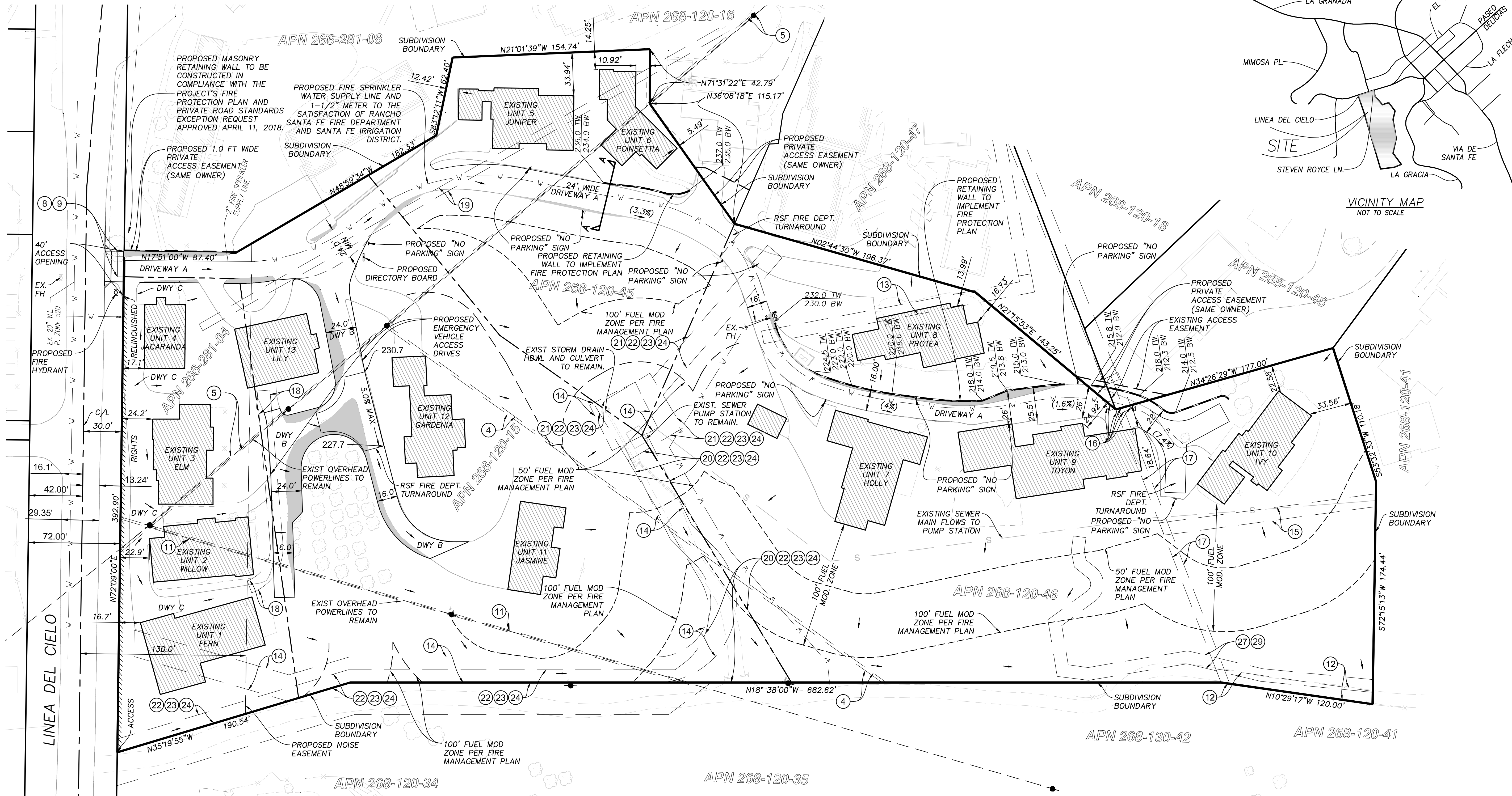
ASSESSOR'S PARCEL NUMBERS: 266-281-04; 268-120-15, 45, 46
 PORTIONS OF LOTS 1, 2, 3, AND 4 IN BLOCK 32 OF COMMUNITY OF RANCHO SANTA FE, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP 1742 THEREOF AS FILED IN THE OFFICE OF THE COUNTY RECORDER ON DECEMBER 28, 1922

GENERAL NOTES:

- EXISTING LOTS: 4
- PROPOSED LOTS: 1 LOT FOR CONDOMINIUM PURPOSES
- TOTAL NUMBER OF UNITS: 13 TOTAL CONDOMINIUM CONVERSION UNITS
- ACREAGE WITHIN SUBDIVISION BOUNDARY: GROSS AREA=7.91 AC
- GRADING QUANTITIES: CUT: 0 CY FILL: 0 CY
- COMMUNITY PLAN: SAN DIEGITO
- GENERAL PLAN DESIGNATION: SPECIFIC PLAN AREA
- SEWER: RSF COMMUNITY SERVICES DISTRICT
- WATER: SANTA FE IRRIGATION DISTRICT
- FIRE DISTRICT: RANCHO SANTA FE FIRE DISTRICT
- SCHOOL DISTRICT: SAN DIEGITO UNION HIGH SCHOOL DISTRICT
- ACCESS: LINEA DEL CIELO
- TAX RATE AREA: 71002 & 71063
- TOPOGRAPHY: TOPOGRAPHY WAS OBTAINED BY AERIAL TOPOGRAPHIC SURVEY FLOWN OCT. 14, 2014 SUPPLEMENTED WITH FIELD SURVEY BY PASCO LARET SUITER & ASSOCIATES FEBRUARY, 2014
- SOLAR ACCESS NOTE: ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION
- DESIGN STANDARDS: STANDARDS FOR PUBLIC ROADWAY DESIGN WITHIN THIS PROJECT SHALL CONFORM WITH THE STANDARDS OF THE COUNTY OF SAN DIEGO
- THE PROJECT WILL PROVIDE PAYMENT OF FEES IN LIEU OF PARKLAND DEDICATION
- THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM UNITS IS 13.

LEGEND

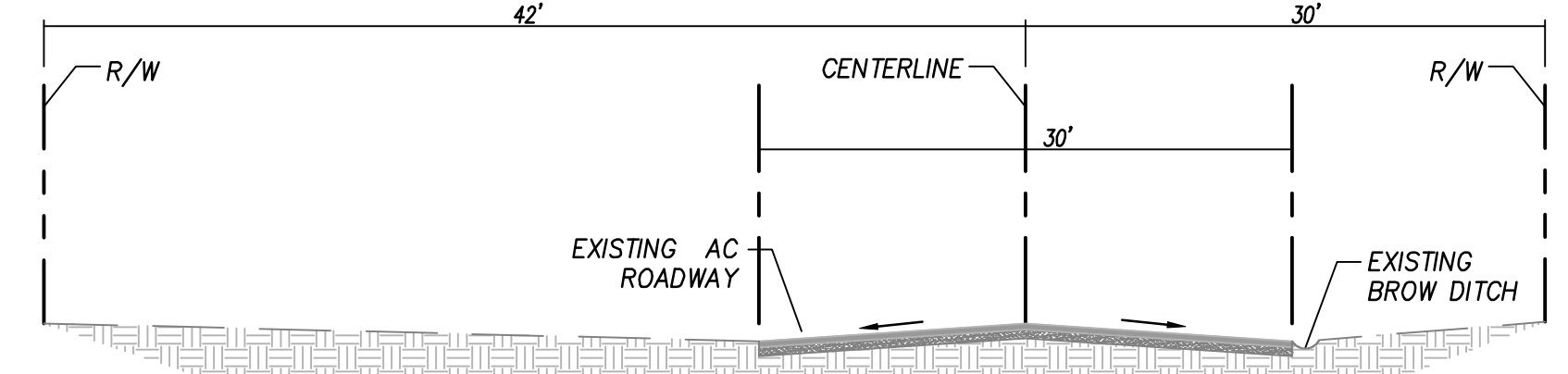
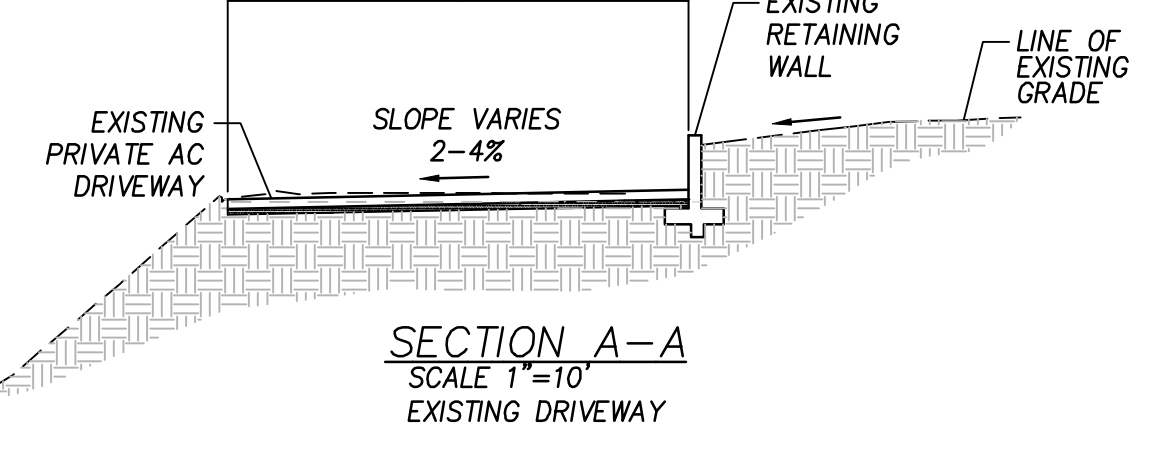
ITEM	SYMBOL
OVERALL OWNERSHIP PROPERTY LINE	—
EXTERNAL PROPERTY LINES	---
INTERNAL PROPERTY LINE REMOVED	---
EXISTING EASEMENT	—(X)—
EASEMENT CALLOUT	106
EXIST. CONTOURS	---
EXISTING RETAINING WALL	—
EXISTING OVERHEAD POWER LINES	—
EXISTING ACCESS RELINQUISHMENT	—
PROPOSED "NO PARKING" SIGN	+
PROPOSED RETAINING WALL	—
PROPOSED AC BERM	—
EXISTING SEWER	S
PROPOSED FIRE SPRINKLER WATER SUPPLY LINE	W
EXISTING POWER POLE	—
PROPOSED AC PAVING TO IMPLEMENT FIRE PROTECTION PLAN	■
EXISTING UNIT TO REMAIN AND BE CONVERTED TO CONDOMINIUM FORM OF OWNERSHIP	■
EXISTING/PROPOSED DRAINAGE PATTERN	—
PROPOSED FIRE HYDRANT	⊗



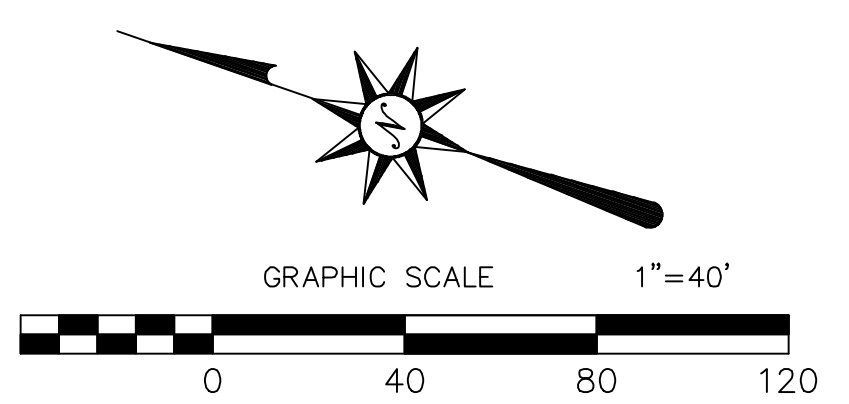
- EXISTING EASEMENTS**
- ITEM NUMBERS CIRCLED BELOW ARE PLOTTED HEREON. ALL OTHERS ARE NOT PLOTTED AS THEIR LOCATION COULD NOT BE DETERMINED FROM RECORD INFORMATION.
- PIPELINE EASEMENT TO SANTA FE IRRIGATION DISTRICT PER DOCUMENT RECORDED DECEMBER 14, 1931 IN MISCELLANEOUS BOOK 65 AT PAGE 341. (NOT PLOTTABLE)
 - WATER PIPELINE EASEMENT TO SAN DIEGITO MUTUAL WATER COMPANY PER DOCUMENT RECORDED DECEMBER 23, 1918 IN DEED BOOK 770 AT PAGE 146. (NOT PLOTTABLE)
 - IRRIGATION PIPELINE EASEMENT TO SANTA FE LAND IMPROVEMENT COMPANY OF CALIFORNIA, A CORPORATION PER DOCUMENT RECORDED DECEMBER 12, 1924 IN DEED BOOK 982 AT PAGE 444. (NOT PLOTTABLE)
 - ELECTRIC EASEMENT TO SAN DIEGO CONSOLIDATED GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED JULY 14, 1925 IN DEED BOOK 1115 AT PAGE 55.
 - ELECTRIC EASEMENT TO SANTA FE LAND IMPROVEMENT COMPANY PER DOCUMENT RECORDED JULY 14, 1925 IN DEED BOOK 1115 AT PAGE 57.
 - IRRIGATION PIPELINE EASEMENT TO SANTA FE LAND IMPROVEMENT COMPANY, A CALIFORNIA CORPORATION PER DOCUMENT RECORDED NOVEMBER 26, 1926 IN DEED BOOK 1270 AT PAGE 14. (NOT PLOTTABLE)
 - IRRIGATION PIPELINE EASEMENT TO SANTA FE LAND IMPROVEMENT COMPANY, A CALIFORNIA CORPORATION PER DOCUMENT RECORDED NOVEMBER 26, 1926 IN DEED BOOK 1253 AT PAGE 462. (NOT PLOTTABLE)
 - HIGHWAY EASEMENT TO COUNTY OF SAN DIEGO PER DOCUMENT RECORDED AUGUST 1, 1934 IN BOOK 321 AT PAGE 112 OF OFFICIAL RECORDS.
 - HIGHWAY EASEMENT TO COUNTY OF SAN DIEGO PER DOCUMENT RECORDED SEPTEMBER 15, 1934 IN BOOK 325 AT PAGE 169 OF OFFICIAL RECORDS.
 - SEWER EASEMENT TO RANCHO SANTA FE SANITATION DISTRICT PER DOCUMENT RECORDED SEPTEMBER 8, 1939 IN BOOK 943 AT PAGE 219 OF OFFICIAL RECORDS. (NOT PLOTTABLE)
 - ELECTRICITY EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED APRIL 28, 1935 IN BOOK 5622 AT PAGE 579 OF OFFICIAL RECORDS.

- RIDING AND HIKING TRAIL TO RANCHO SANTA FE ASSOCIATION PER DOCUMENT RECORDED DECEMBER 31, 1956 IN BOOK 6400 AT PAGE 63 OF OFFICIAL RECORDS.
- SEWER EASEMENT TO RANCHO SANTA FE SANITATION DISTRICT PER DOCUMENT RECORDED SEPTEMBER 30, 1960 AS INSTRUMENT NO. 196421 OF OFFICIAL RECORDS.
- SEWER PUMP STATION EASEMENT TO RANCHO SANTA FE SANITATION DISTRICT PER DOCUMENT RECORDED MARCH 9, 1961 AS INSTRUMENT NO. 43109 OF OFFICIAL RECORDS.
- SEWER EASEMENT TO HUNTINGTON HOTEL COMPANY PER DOCUMENT RECORDED NOVEMBER 30, 1962 AS INSTRUMENT NO. 204851 OF OFFICIAL RECORDS.
- ELECTRICITY EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED NOVEMBER 29, 1963 AS INSTRUMENT NO. 212424 OF OFFICIAL RECORDS.
- ELECTRICITY EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED JANUARY 21, 1972 AS INSTRUMENT NO. 16544 OF OFFICIAL RECORDS.
- ELECTRICITY EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED JULY 1, 1975 AS INSTRUMENT NO. 168641 OF OFFICIAL RECORDS.
- POLE LINES AND/OR UNDERGROUND CONDUIT EASEMENT TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY PER DOCUMENT RECORDED OCTOBER 5, 1982 AS INSTRUMENT NO. 82-306715 OF OFFICIAL RECORDS.
- SEWER EASEMENT TO RANCHO SANTA FE COMMUNITY SERVICES DISTRICT PER DOCUMENT RECORDED FEBRUARY 28, 1995 AS INSTRUMENT NO. 95-0086588 OF OFFICIAL RECORDS.
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- SEWER PUMP STATION AND LINES EASEMENT TO RANCHO SANTA FE COMMUNITY SERVICES DISTRICT PER DOCUMENT RECORDED DECEMBER 20, 1995 AS INSTRUMENT NO. 95-0580511 OF OFFICIAL RECORDS.
- SEWER PUMP STATION AND LINES EASEMENT TO RANCHO SANTA FE COMMUNITY SERVICES DISTRICT PER DOCUMENT RECORDED DECEMBER 20, 1995 AS INSTRUMENT NO. 95-0580512 OF OFFICIAL RECORDS.

DRIVEWAY NOTE:
 ACCESS DRIVEWAY TO BE IMPROVED, WIDENED AS SHOWN ABOVE IN CONFORMANCE WITH THE APPROVED FIRE PROTECTION PLAN, DATED 9-27-17.



LINEA DEL CIELO STREET CROSS SECTION
SCALE 1"=10'



	EXISTING ZONING
USE REGULATIONS	88
ANIMAL REGULATIONS	-
DENSITY	7.26
LOT SIZE	12,000 SF
BUILDING TYPE	M
MAX. FLOOR AREA	-
FLOOR AREA RATIO	G
HEIGHT	-
LOT COVERAGE	-
SETBACK	V
OPEN SPACE	D
SPECIAL AREA REGULATIONS	D

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH THE CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE COUNTY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

ENGINEER OF WORK

W. JUSTIN SUITER, RCE 68964

FEBRUARY 8, 2024
DATE



PASCO LARET SUITER & ASSOCIATES
 San Diego | Encinitas | Orange County
 Phone 858.259.8212 | www.plsaengineering.com

COUNTY OF SAN DIEGO TENTATIVE MAP NO.5609

FOR CONDOMINIUM CONVERSION PURPOSES RANCHO SANTA FE, CALIFORNIA

PROJECT INFORMATION

SUBDIVIDER'S/OWNER'S NAME: JMR RSF INN LLC
 SUBDIVIDER'S/OWNER'S ADDRESS: 12250 EL CAMINO REAL SUITE 160
 SAN DIEGO, CA 92130
 SITE ADDRESS: STEVEN ROYCE LANE, RANCHO SANTA FE, CA 92067
 MAP PREPARED BY: PASCO LARET SUITER & ASSOCIATES, INC.
 635 N. HIGHWAY 101, SUITE A
 SOLANA BEACH, CA 92075 (858) 259-8212

SUBDIVIDER'S CERTIFICATE

THE SUBDIVIDER AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE COUNTY OF SAN DIEGO AND ITS AGENTS, OFFICERS, AND EMPLOYEES FROM ANY CLAIM, ACTION, OR PROCEEDING AGAINST THE COUNTY OF SAN DIEGO OR ITS AGENTS, OFFICERS, OR EMPLOYEES, TO ATTACK, SET ASIDE, VOID, OR ANNUL AN APPROVAL FROM THE COUNTY OF SAN DIEGO CONCERNING THE SUBDIVISION WHEN SUCH ACTION IS BROUGHT WITHIN THE TIME PERIOD SPECIFIED IN GOV. CODE SECTION 66499.37. THIS CERTIFICATE IS CONDITIONED UPON THE CITY OF ENCINITAS PROVIDING PROMPT NOTICE TO THE SUBDIVIDER AS PROVIDED FOR BY THE ACT. (GOV. CODE 66474.9)

SUBDIVIDER/OWNER: *JMS*

LEGAL DESCRIPTION

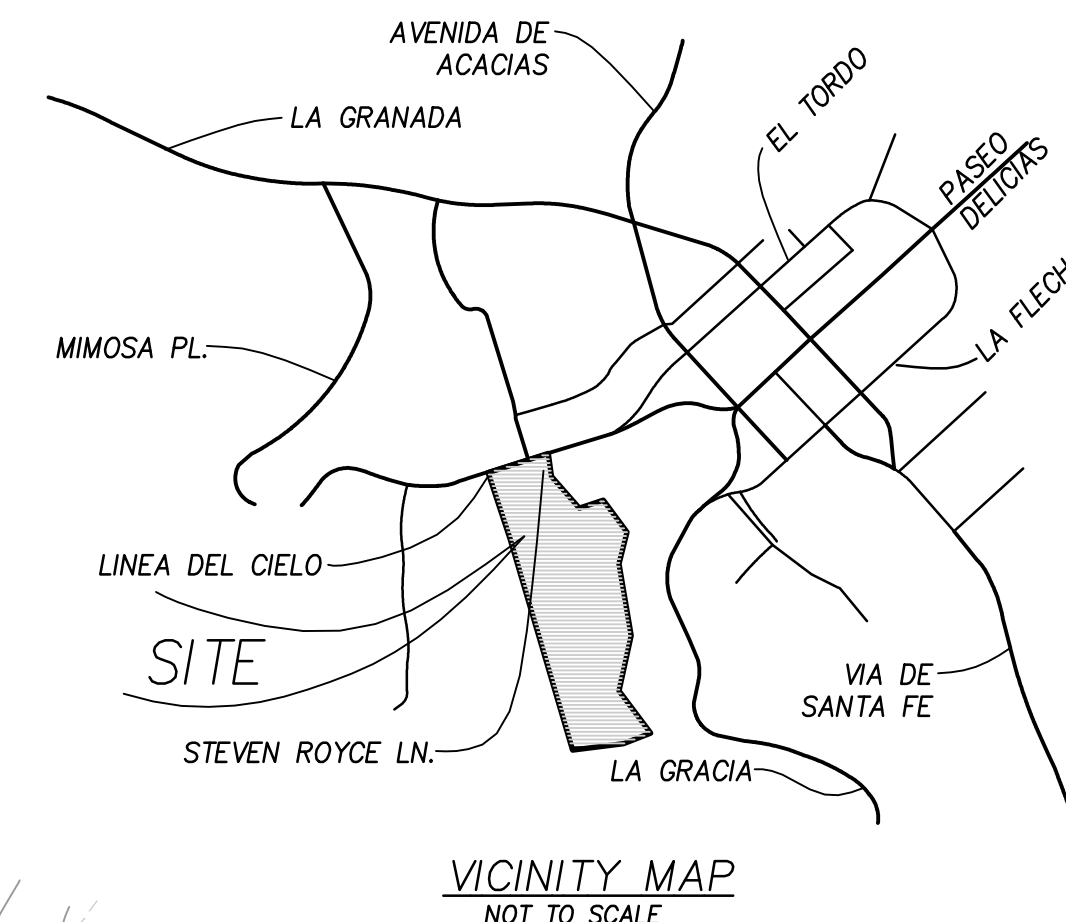
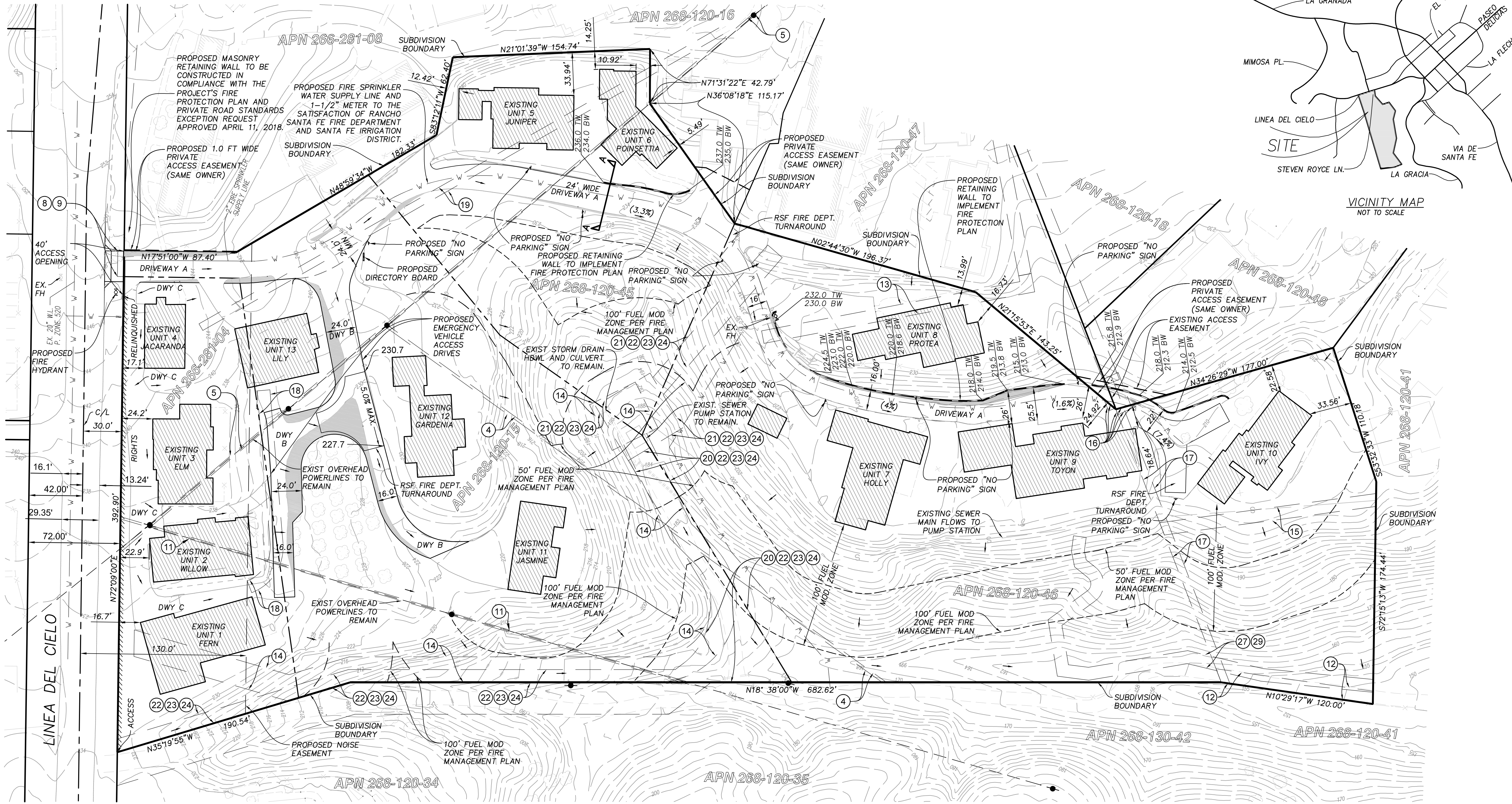
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GENERAL NOTES:

- EXISTING LOTS: 4
- PROPOSED LOTS: 1 LOT FOR CONDOMINIUM PURPOSES
- TOTAL NUMBER OF UNITS: 13 TOTAL CONDOMINIUM CONVERSION UNITS
- ACREAGE WITHIN SUBDIVISION BOUNDARY: GROSS AREA=7.91 AC
- GRADING QUANTITIES: CUT: 0 CY FILL: 0 CY
- COMMUNITY PLAN: SAN DIEGITO
- GENERAL PLAN DESIGNATION: SPECIFIC PLAN AREA
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- WATER: SANTA FE IRRIGATION DISTRICT
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- TOPOGRAPHY: TOPOGRAPHY WAS OBTAINED BY AERIAL TOPOGRAPHIC SURVEY FLOWN OCT. 14, 2014 SUPPLEMENTED WITH FIELD SURVEY BY PASCO LARET SUITER & ASSOCIATES FEBRUARY, 2014
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LEGEND

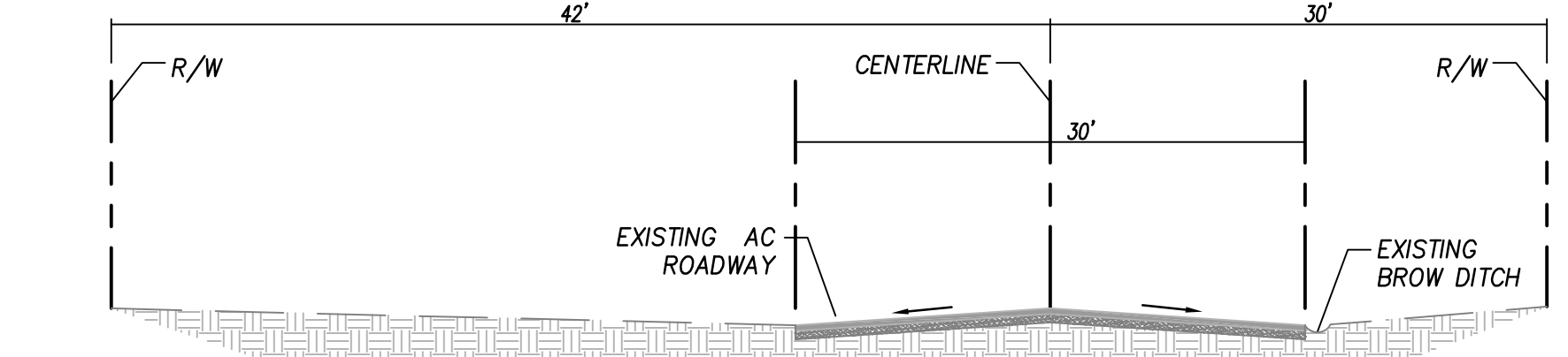
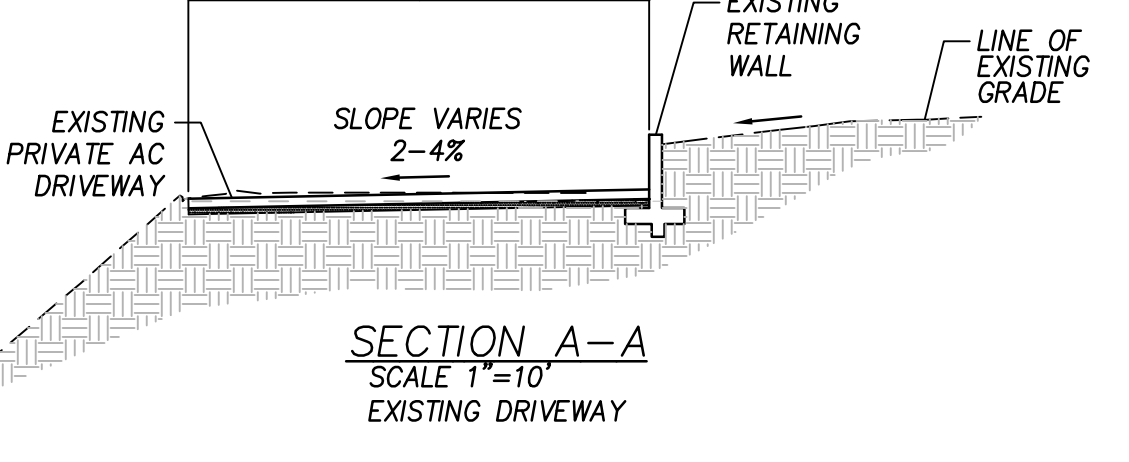
ITEM	SYMBOL
OVERALL OWNERSHIP PROPERTY LINE	—
EXTERNAL PROPERTY LINES	—
INTERNAL PROPERTY LINE REMOVED	---
EXISTING EASEMENT	—
EASEMENT CALLOUT	(X)
EXIST. CONTOURS	100'
EXISTING RETAINING WALL	—
EXISTING OVERHEAD POWER LINES	—
EXISTING ACCESS RELINQUISHMENT	—
PROPOSED "NO PARKING" SIGN	+
PROPOSED RETAINING WALL	—
PROPOSED AC BERM	S S
EXISTING SEWER	W
PROPOSED FIRE SPRINKLER WATER SUPPLY LINE	—
EXISTING POWER POLE	—
PROPOSED AC PAVING TO IMPLEMENT FIRE PROTECTION PLAN	—
EXISTING UNIT TO REMAIN AND BE CONVERTED TO CONDOMINIUM FORM OF OWNERSHIP	EXISTING UNIT #
EXISTING/PROPOSED DRAINAGE PATTERN	—
PROPOSED FIRE HYDRANT	⊕



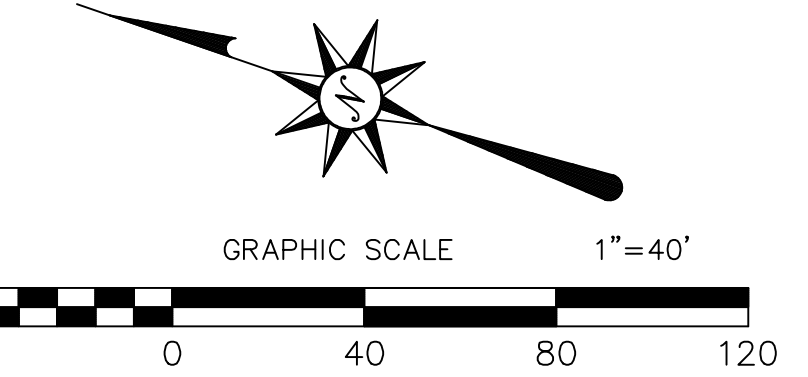
- EXISTING EASEMENTS**
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 - WATER PIPELINE EASEMENT TO SAN DIEGITO MUTUAL WATER COMPANY PER DOCUMENT RECORDED DECEMBER 23, 1918 IN DEED BOOK 770 AT PAGE 146. (NOT PLOTTABLE)
 - IRRIGATION PIPELINE EASEMENT TO SANTA FE LAND IMPROVEMENT COMPANY OF CALIFORNIA, A CORPORATION PER DOCUMENT RECORDED DECEMBER 12, 1924 IN DEED BOOK 982 AT PAGE 444. (NOT PLOTTABLE)
 - ELECTRIC EASEMENT TO SAN DIEGO CONSOLIDATED GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED JULY 14, 1925 IN DEED BOOK 1115 AT PAGE 55.
 - ELECTRIC EASEMENT TO SANTA FE LAND IMPROVEMENT COMPANY PER DOCUMENT RECORDED JULY 14, 1925 IN DEED BOOK 1115 AT PAGE 57.
 - IRRIGATION PIPELINE EASEMENT TO SANTA FE LAND IMPROVEMENT COMPANY, A CALIFORNIA CORPORATION PER DOCUMENT RECORDED AUGUST 17, 1926 IN DEED BOOK 1270 AT PAGE 14. (NOT PLOTTABLE)
 - IRRIGATION PIPELINE EASEMENT TO SANTA FE LAND IMPROVEMENT COMPANY, A CALIFORNIA CORPORATION PER DOCUMENT RECORDED NOVEMBER 26, 1926 IN DEED BOOK 1253 AT PAGE 462. (NOT PLOTTABLE)
 - HIGHWAY EASEMENT TO COUNTY OF SAN DIEGO PER DOCUMENT RECORDED AUGUST 1, 1934 IN BOOK 321 AT PAGE 112 OF OFFICIAL RECORDS.
 - HIGHWAY EASEMENT TO COUNTY OF SAN DIEGO PER DOCUMENT RECORDED SEPTEMBER 15, 1934 IN BOOK 325 AT PAGE 169 OF OFFICIAL RECORDS.
 - SEWER EASEMENT TO RANCHO SANTA FE SANITATION DISTRICT PER DOCUMENT RECORDED SEPTEMBER 8, 1939 IN BOOK 943 AT PAGE 219 OF OFFICIAL RECORDS. (NOT PLOTTABLE)
 - ELECTRICITY EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED APRIL 28, 1955 IN BOOK 5622 AT PAGE 579 OF OFFICIAL RECORDS.
 - RIDING AND HIKING TRAIL TO RANCHO SANTA FE ASSOCIATION PER DOCUMENT RECORDED DECEMBER 31, 1956 IN BOOK 6400 AT PAGE 63 OF OFFICIAL RECORDS.
 - SEWER EASEMENT TO RANCHO SANTA FE SANITATION DISTRICT PER DOCUMENT RECORDED SEPTEMBER 30, 1960 AS INSTRUMENT NO. 196421 OF OFFICIAL RECORDS.
 - SEWER PUMP STATION EASEMENT TO RANCHO SANTA FE SANITATION DISTRICT PER DOCUMENT RECORDED MARCH 9, 1961 AS INSTRUMENT NO. 43109 OF OFFICIAL RECORDS.
 - SEWER EASEMENT TO HUNTINGTON HOTEL COMPANY PER DOCUMENT RECORDED NOVEMBER 30, 1962 AS INSTRUMENT NO. 204851 OF OFFICIAL RECORDS.
 - ELECTRICITY EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED NOVEMBER 29, 1963 AS INSTRUMENT NO. 212424 OF OFFICIAL RECORDS.
 - ELECTRICITY EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED JANUARY 21, 1972 AS INSTRUMENT NO. 16544 OF OFFICIAL RECORDS.
 - ELECTRICITY EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED JULY 1, 1975 AS INSTRUMENT NO. 168641 OF OFFICIAL RECORDS.
 - POLE LINES AND/OR UNDERGROUND CONDUIT EASEMENT TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY PER DOCUMENT RECORDED OCTOBER 5, 1982 AS INSTRUMENT NO. 82-306715 OF OFFICIAL RECORDS.
 - SEWER EASEMENT TO RANCHO SANTA FE COMMUNITY SERVICES DISTRICT PER DOCUMENT RECORDED FEBRUARY 28, 1995 AS INSTRUMENT NO. 95-0086588 OF OFFICIAL RECORDS.
 - SEWER EASEMENT TO RANCHO SANTA FE COMMUNITY SERVICES DISTRICT PER DOCUMENT RECORDED FEBRUARY 28, 1995 AS INSTRUMENT NO. 95-0086589 OF OFFICIAL RECORDS.
 - SEWER PUMP STATION AND LINES EASEMENT TO RANCHO SANTA FE COMMUNITY SERVICES DISTRICT PER DOCUMENT RECORDED DECEMBER 20, 1995 AS INSTRUMENT NO. 95-080511 OF OFFICIAL RECORDS.
 - SEWER PUMP STATION AND LINES EASEMENT TO RANCHO SANTA FE COMMUNITY SERVICES DISTRICT PER DOCUMENT RECORDED DECEMBER 20, 1995 AS INSTRUMENT NO. 95-080512 OF OFFICIAL RECORDS.
 - SEWER PUMP STATION AND LINES EASEMENT TO RANCHO SANTA FE COMMUNITY SERVICES DISTRICT PER DOCUMENT RECORDED DECEMBER 20, 1995 AS INSTRUMENT NO. 95-0580513 OF OFFICIAL RECORDS.
 - UNDERGROUND ELECTRIC AND COMMUNICATION FACILITIES EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED OCTOBER 19, 2001 AS INSTRUMENT NO. 2001-0758236 OF OFFICIAL RECORDS. (NOT PLOTTABLE)
 - UNDERGROUND ELECTRIC AND COMMUNICATION FACILITIES EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED JUNE 24, 2003 AS INSTRUMENT NO. 03-0744232 OF OFFICIAL RECORDS. (NOT PLOTTABLE)
 - SEWER EASEMENT TO ROGER H. BIRKS AND CATHERINE J. BIRKS, TRUSTEES, BIRKS LIVING TRUST DATED JANUARY 10, 1996, PER DOCUMENT RECORDED MARCH 24, 2005 AS INSTRUMENT NO. 2005-0242307 OF OFFICIAL RECORDS.
 - ELECTRICAL AND COMMUNICATION EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED DECEMBER 6, 2006 AS INSTRUMENT NO. 2006-086473 OF OFFICIAL RECORDS. (NOT PLOTTABLE)
 - SEWER EASEMENT TO MEGAN AND BURT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AND RICHARD DOAN, PER DOCUMENT RECORDED JULY 18, 2014 AS INSTRUMENT NO. 2014-0300239 OF OFFICIAL RECORDS.

DRIVEWAY NOTE:

ACCESS DRIVEWAY TO BE IMPROVED, WIDENED AS SHOWN ABOVE IN CONFORMANCE WITH THE APPROVED FIRE PROTECTION PLAN, DATED 9-27-17.



LINEA DEL CIELO STREET CROSS SECTION
SCALE 1"=10'



	EXISTING ZONING
USE REGULATIONS	88
ANIMAL REGULATIONS	-
DENSITY	7.26
LOT SIZE	12,000 SF
BUILDING TYPE	M
MAX. FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	G
LOT COVERAGE	-
SETBACK	V
OPEN SPACE	D
SPECIAL AREA REGULATIONS	D

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH THE CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE COUNTY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

ENGINEER OF WORK

W. JUSTIN SUITER, RCE 68964

FEBRUARY 8, 2024
DATE



PASCO LARET SUITER & ASSOCIATES
 San Diego | Encinitas | Orange County
 Phone 858.259.8212 | www.plsaengineering.com

**Attachment B – Form of Decision Approving
PDS2015-TM-5609**

Hearing Date: July 26, 2024

RESOLUTION OF SAN DIEGO COUNTY)
CONDITIONALLY APPROVING)
TENTATIVE MAP NO. PDS2015-TM-5609)

WHEREAS, Tentative Map No. PDS2015-TM-5609 proposing the division of property located at 5939 Linea del Cielo, Rancho Santa Fe, CA 92067 and generally described as:

Portions of Lots 1, 2, 3, and 4 in Block 32 of the Community of Rancho Santa Fe, in the County of San Diego, State of CA, According to Map 1742 thereof as filed in the Office of the County Recorder on December 28, 1922 (APNs: 266-281-04-00, 268-120-15-00, 268-120-45-00, 268-120-46-00)

was filed with the County of San Diego pursuant to the Subdivision Map Act and San Diego County Subdivision Ordinance on September 21, 2015; and

WHEREAS, on _____, the Planning Commission of the County of San Diego pursuant to [Section 81.306 of the San Diego County Subdivision Ordinance](#) held a duly advertised public hearing on said Tentative Map and received for its consideration, documentation, written and oral testimony, recommendations from all affected public agencies, and heard from all interested parties present at said hearing; and

WHEREAS, the Planning Commission of the County of San Diego has determined that the conditions hereinafter enumerated are necessary to ensure that the subdivision and the improvement thereof will comply with the Subdivision Map Act and conform to all ordinances, plans, rules, standards, and improvement and design requirements of San Diego County.

IT IS RESOLVED, DETERMINED, AND ORDERED, that based on the findings, said Tentative Map is hereby approved subject to the following conditions:

MAP EXPIRATION: The approval of this Tentative Map Expires Thirty-Six (36) Months after the date of the approval of this Resolution at 4:00 P.M. Unless, prior to that date, an application for a Time Extension has been filed as provided by [Section 81.313 of the County Subdivision Ordinance](#).

APPROVAL OF MAP: THE FOLLOWING SPECIFIC CONDITIONS SHALL BE COMPLIED WITH BEFORE A FINAL MAP IS APPROVED BY THE PLANNING COMMISSION AND FILED WITH THE COUNTY RECORDER OF SAN DIEGO COUNTY (AND, WHERE SPECIFICALLY, INDICATED, SHALL ALSO BE COMPLIED WITH PRIOR TO APPROVAL OF ANY PLANS, AND ISSUANCE OF ANY GRADING OR OTHER PERMITS AS SPECIFIED):

1-29. The "[Standard Conditions \(1-29\) for Tentative Subdivision Maps](#)" approved by the Board of Supervisors on June 16, 2000, and filed with the Clerk, as Resolution No. 00-199 (Attached Herein as Exhibit A), shall be made conditions of this Tentative Map approval. Only the following exceptions to the Standard Conditions set forth in this Resolution or shown on the Tentative Map will be authorized. The following Standard Subdivision Conditions are here by waived:

A. County Subdivision Ordinance:

a. Standard Conditions for Tentative Maps:

- (1) Standard Condition 8: Said condition states that all new and existing utility distribution facilities within the boundaries of the subdivision or within any half street abutting the subdivision, shall be placed underground in accordance with section 81.403(a)(6), of the Subdivision Ordinance. The project will be allowed to leave the existing utility distribution facilities to remain aboveground as approved by the Request for the Modification to San Diego County Standard Conditions for Tentative Subdivision Maps dated August 31, 2018.
- (2) Standard Condition 10.a: Said condition states that all fixtures shall use a low-pressure sodium (LPS) vapor light source. This waiver/modification requires use of Light-Emitting Diode (LED) light source pursuant to County of San Diego Street Lighting Specifications – Revised January 2015.
- (3) Standard Condition 11.a: Said condition states that the unobstructed private road width shall be twenty-four feet (24'). The project will be allowed to have reduced widths as shown on the TM and as approved by the Request for an Exception to Private Road Standards & Modification to San Diego County Standard Conditions for Tentative Subdivision Maps dated April 11, 2018.
- (4) Standard Condition 27.1: Said condition states that the Final Map may be filed as units or groups of units. The Final Map for this Tentative Map includes the entire area shown on the Tentative Map and shall not be filed in units.

30. GEN#1 - COST RECOVERY

INTENT: In order to comply with [Section 362 of Article XX of the San Diego County Administrative Code](#), Schedule B.5 existing deficit accounts associated with processing this map shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficits associated with processing this map.

DOCUMENTATION: The applicant shall provide evidence to [PDS, Zoning Counter], which shows that all fees and trust account deficits have been paid. No map can be issued if there are deficit accounts. **TIMING:** Prior to the approval of any map and prior to the approval of any plan and issuance of any permit, all fees and trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall review the evidence to verify compliance with this condition.

31. ROADS#1–SIGHT DISTANCE

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E), Table 5, of the [County of San Diego Public Road Standards](#), an unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:**

- a. A Registered Civil Engineer or a Licensed Land Surveyor shall provide a certified signed statement: “I, _____ (C ____ or LS ____) certify that there is _____ feet of unobstructed intersectional sight distance in both directions along *Linea Del Cielo (SC 1524/S-8)* from the private access road, *Inn Cottage Road* measured in accordance with the methodology described in Section 6.1.(E), Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of _____ as described in Table 5 based on a speed of _____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code.”
- b. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that: “Said lines of sight fall within the existing right-of-way and a clear space easement is not required.”

DOCUMENTATION: The applicant shall have a Registered Civil Engineer, or a Licensed Land Surveyor provide a signed statement as detailed above, and submit them to the [PDS, LDR] for review. **TIMING:** Prior to the approval of the Final Map, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications.

32. ROADS#2–RELINQUISH ACCESS

INTENT: In order to promote orderly development and to comply with the [Mobility Element of the General Plan](#), access shall be relinquished. **DESCRIPTION OF REQUIREMENT:**

- a. Relinquish access rights in and to *Linea Del Cielo (SC 1524/ S-8)* along the project frontage except for the existing access opening as shown on the approved Tentative Map.

- b. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required.

DOCUMENTATION: The applicant shall show the Relinquishment on the Final Map. **TIMING:** Concurrently with the approval of the Final Map, the access shall be relinquished. **MONITORING:** The applicant shall show the relinquishment of access rights on the Final Map and forward a copy to [PDS, LDR] for preapproval. The [PDS, LDR] shall review the Final Map for compliance with this condition.

33. ROADS#3—PRIVATE ROAD EASEMENT AND PRIVATE ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the [County Subdivision Ordinance Section 81.402](#) the easement(s) shall be provided, and the internal access roads as indicated on the Tentative Map shall be improved.

DESCRIPTION OF REQUIREMENT:

- a. The Final Map shall show a minimum twenty foot (20') wide private road easement, *Inn Cottage Road*, from APN 268-120-47 westerly to *Linea Del Cielo (SC 1524/S-8)*, to the satisfaction of the Director of Planning & Development Services (PDS) and the Rancho Santa Fe Fire Protection District.
- b. The on-site private road easements/driveways shall be improved as indicated on the Tentative Map to the satisfaction of the Director of Planning & Development Services (PDS) and the Rancho Santa Fe Fire Protection District.

DOCUMENTATION: The applicant shall show the applicable easements as well as improve the on-site internal access roads/driveways as indicated on the Final Map. **TIMING:** Prior to approval of the Final Map, the easements shall be shown and the internal access roads shall be improved. **MONITORING:** The [PDS, LDR] shall review the Final Map to ensure that the easement is shown and that the internal access roads/driveways are improved pursuant to this condition.

34. ROADS#4—OFFSITE PRIVATE ROAD EASEMENT

INTENT: In order to promote orderly development and to comply with the [County Subdivision Ordinance Section 81.402](#) the easement(s) shall be provided.

DESCRIPTION OF REQUIREMENT:

- c. Cause to be reserved off-site a private road easement over APNs 266-281-08, 268-120-16, 268-120-47 & 48 for the private access driveway, *Inn Cottage Road*, to the satisfaction of the Director of PDS and the Rancho Santa Fe Fire Protection District.

DOCUMENTATION: The applicant shall record the easements by separate document. **TIMING:** Prior to approval of the Final Map, the easements shall be

recorded. **MONITORING:** The applicant shall prepare the legal descriptions of the easements and record the easements by separate document. The [PDS, LDR] shall review the recorded easement documents to ensure compliance with this condition.

35. ROADS#5–PAVEMENT CUT POLICY

INTENT: In order to prohibit trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project pavement treatment, and to comply with County Policy RO-7 adjacent property owners shall be notified and solicited for their participation in the extension of utilities. **DESCRIPTION OF REQUIREMENT:** All adjacent property owners shall be notified who may be affected by this policy and are considering development of applicable properties, this includes requesting their participation in the extension of utilities to comply with this policy. No trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project surface. **DOCUMENTATION:** The applicant shall sign a statement that they are aware of the County of San Diego Pavement Cut Policy and submit it to the [PDS, LDR] for review. **TIMING:** Prior to the approval of improvement plans or the approval of the Final Map, the Acknowledgement of Department of Public Works Pavement Cut Policy shall be submitted for approval. **MONITORING:** The [PDS, LDR] shall review the acknowledgement letter.

36. UTILITIES#3–UTILITY CONCURRENCE LETTERS

INTENT: In order to inform the local public entities and utility companies that the Parcel Map is going to be approved by the County, and to comply with Section 66436 of the Government Code, letters of concurrence for signature on the Parcel Map shall be provided. **DESCRIPTION OF REQUIREMENT:** A certification from each public utility and each public entity owning easements within the proposed land division shall be provided to the County. **DOCUMENTATION:** The applicant shall obtain the letters, which state that the public entities affected by this project have received a copy of the proposed Parcel Map, and that they object or do not object to the filing of the Map without their signature. The applicant shall submit the letters to the [PDS, LDR] for review and approval. **TIMING:** Prior to the approval of the improvement plans and approval of the Parcel Map, the letters shall be submitted. **MONITORING:** The [PDS, LDR] shall review the signed letters.

37. UTILITIES#4–ARRANGEMENT LETTERS

INTENT: In order to provide adequate notice to the serving utility companies that the project may affect their utilities; letters of concurrence shall be provided. **DESCRIPTION OF REQUIREMENT:** Where private easement roads are not being dedicated, or where each of the proposed parcels is not on a public street, letters shall be obtained from each serving utility company. The letters shall state that the arrangements are satisfactory to the utility for which the parcels being created serve. **DOCUMENTATION:** The applicant shall obtain the letters and submit them to the [PDS, LDR] for review and approval. **TIMING:** Prior to the

recordation improvement plans and the recordation of the Parcel Map, the letters shall be submitted for approval. **MONITORING:** The [*PDS, LDR*] shall review the signed letters.

38. NOISE#1–NOISE RESTRICTION EASEMENT [PDS, FEE X 4]

INTENT: In order to reduce the exposure to noise levels in excess of standards established by the [County of San Diego General Plan Noise Element \(Table N-1 & N-2\)](#), and the [County of San Diego CEQA Noise Guidelines for Determining Significance](#), a noise restriction easement shall be placed on the western portion of the site to reduce the noise exposure of land uses for sensitive receptors below levels of significance. **DESCRIPTION OF REQUIREMENT:** A Noise Restriction Easement 130-feet from the Linea Del Cielo centerline, as indicated on the approved Tentative Map, shall be granted on the map. The said easement shall include and shall comply with the following:

- a. Prior to the approval of any Building Plan for a new dwelling unit or replacement of an existing dwelling unit and issuance of any Building Permit for a new dwelling unit or replacement of an existing dwelling unit, a County Approved Acoustical Consultant, shall perform an acoustical analysis, which demonstrates that the proposed new or replacement dwelling unit, as defined by the General Plan, will not be exposed to present and anticipated future noise levels exceeding the allowable sound level limit of the General Plan community noise equivalent levels (CNEL) of 45 dBA for interior noise, and a (CNEL) of 60 dBA for exterior noise levels (or 65 dB for exterior multi-family). Exterior noise sensitive land uses include all Group or [Private Usable Open Space as defined by the General Plan Noise Element \(Table N-1 & N-2\)](#). Future traffic noise level estimates, must utilize a Level of Service “C” traffic flow for Linea Del Cielo which is its designated General Plan Mobility Element buildout roadway classification.
- b. The acoustical analysis shall make recommendations that shall be implemented in the project design and building plans, so the proposed structures and project site can comply with the noise standards referenced above.
- c. The unauthorized removal of documented noise control measures at a future date after the initial condition is satisfied shall make the affected noise sensitive land use still subject to this building restriction for protection of these uses before any future building permits can be approved and issued.
- d. Prior to the approval of any Building Plan and issuance of any Building Permit for a new or replacement dwelling unit, the applicant shall prepare the acoustic analysis and incorporate the proposed project design recommendations and mitigation measures, into the Building Plans. The applicant shall submit the acoustical analysis along with the building plans to the [*PDS, BD*] for review and approval before the building permits can be

issued. To the satisfaction of the [PDS, PCC], the applicant shall revise the building plans or site design to incorporate any additional proposed mitigation measures.

DOCUMENTATION: The applicant shall show the easement on the Final map with the appropriate granting language on the title sheet concurrent with Final Map Review. **TIMING:** Prior to the approval of the map, the requirements of this condition shall be completed. **MONITORING:** The [PDS, LDR] shall verify that the easement is indicated on the map as specified and recorded.

39. PLN#1–CONDO CONVERSION NOTICES [PDS, FEE]

INTENT: In order to comply with State Public Noticing requirements for Condominium (Condo) Conversions, the residents shall be given proper notice of the proposed condo conversion. **DESCRIPTION OF REQUIREMENT:** Each of the tenants of the proposed condominium shall be given the following notices:

- a. 180 days written notice of intention to convert before termination of tenancy due to the conversion or proposed conversion,
- b. Notice of an exclusive right to contract for the purchase of their respective units upon the same terms and conditions that such units will be initially offered to the general public or terms more favorable to the tenant. The right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report pursuant to Section 11018.2 of the Business and Professions Code, unless the tenant gives written notice of his/her intention not to exercise the right; and
- c. A 10 days written notification that an application for a public report will be or has been submitted to the Department of Real Estate and that such report will be available on request.

DOCUMENTATION: The applicant shall submit to the [PDS, PCC] a signed statement that states that the required notices were given, or will be given to each resident at the time indicated above. Provide copies of the notices and the statement to the [PDS, PCC] for review and approval. **TIMING:** Prior to the recordation of the Map the applicant shall comply with this condition. **MONITORING:** The [PDS, PCC] shall review the statement and, photos, and any additional evidence for compliance with this condition.

40. PLN#2–CONDO COMPLIANCE INSPECTION [PDS, FEE]

INTENT: In order to ensure that the proposed condominium conversion complies with current building, plumbing, electrical, mechanical, and fire codes pursuant to the County Subdivision Ordinance Section 81.105.b.2, a compliance inspection shall be completed. **DESCRIPTION OF REQUIREMENT:** A building and site compliance survey shall be performed to determine that the buildings and site comply with the following criteria:

- a. That all structures on the site are in conformance with the provisions of the Building, Plumbing, Electrical, Mechanical and Fire Codes as they were modified and in effect in San Diego County at the time the structures were constructed. In addition; pursuant to [County Subdivision Ordinance SEC 81.110.b.2](#), the project must install and meet the provisions of said Codes that are currently in effect, as it pertains to the following items: Interior fire sprinklers, smoke detectors, railings, guardrails, and handrails.
- c. Provide an individual gas and/or electric metering system for each unit.
- d. Provide trash enclosures to screen trash storage areas. These areas shall be enclosed with a minimum of five-foot high solid masonry wall or solid wooden fence.

DOCUMENTATION: The applicant shall apply for a compliance survey with the [PDS, BD], and pay all applicable inspection fees. Upon approval of the compliance survey, the applicant shall submit the approved inspections record to the [PDS, PCC] for review and approval. **TIMING:** Prior to the approval of the map, the applicant shall comply with this condition. **MONITORING:** The [PDS, BI] shall perform the compliance inspection to ensure that the project's buildings and site comply with this condition. The [PDS, PCC] shall review the building inspection records and any additional evidence for compliance with this condition.

41. PLN#3—CONDO CONVERSION GENERAL [PDS, FEE]

INTENT: In order to ensure that the proposed condominium conversion complies with the required Zoning for the Parcel as it relates to the residential density of 7.26 units per acre allowed in the Rancho Santa Fe Inn Specific Plan, the following notice shall be placed on the Map. **DESCRIPTION OF REQUIREMENT:** A certification regarding condominium conditions shall conform to wording by County Counsel and shall indicate that there will be a maximum of 13 residential units. **DOCUMENTATION:** The applicant shall prepare the Map with the above reference statement. **TIMING:** Prior to the approval of the Map, the applicant shall comply with this condition. **MONITORING:** The [PDS, LDR] shall verify that the Map has the required density statement pursuant to this condition.

42. PLN#4—BUILDING PERMITS

INTENT: In order to comply with Building Code and to resolve outstanding Code Compliance cases, a building permit shall be obtained for any on-site structures that have unpermitted work. **DESCRIPTION OF REQUIREMENT:** The applicant shall obtain building permits for the unpermitted work related to the existing on-site structures following coordination with Rancho Santa Fe Fire Protection District and the Code Compliance division of Planning & Development Services. **DOCUMENTATION:** The applicant shall obtain building permits for the unpermitted work related to the existing on-site structures following coordination with Rancho Santa Fe Fire Protection District and the Code Compliance division

of Planning & Development Services. The structures shall pass final inspection and obtain the applicable building permit documents. **TIMING:** Prior to the approval of the Map, the applicant shall comply with this condition. **MONITORING:** The [PDS, LDR] shall verify that the applicable building permits have been obtained upon coordination with Code Compliance.

IT IS FURTHER RESOLVED, THEREFORE, that the Planning Commission of the County of San Diego hereby makes the following findings as supported by the minutes, maps, exhibits, and documentation of said Tentative Map all of which are herein incorporated by reference:

1. The Tentative Map is consistent with all elements of the San Diego County General Plan and with the Specific Plan Area Land Use Designation of the Rancho Santa Fe Inn Specific Plan within the San Dieguito Community Plan because it proposes a subdivision of land and future development will be subject to comply with the provisions of the State Subdivision Map Act and the Subdivision Ordinance of the San Diego County Code;
2. The Tentative Map is consistent with The Zoning Ordinance because it proposes to convert 13 existing residential units into condominiums, which will meet the minimum lot size and requires of the Specific Plan Area;
3. The design and improvements of the proposed subdivision are consistent with all elements of the San Diego County General Plan and with the San Dieguito Community Plan, and comply with the provisions of the State Subdivision Act and the Subdivision Ordinance of the San Diego County Code because the project consists of converting existing residential units that will have common area maintained by an applicable homeowners association or similar entity;
4. The site is physically suitable for the subdivision because the site contains existing units and will include minor internal road improvements that demonstrate compliance with fire access regulations, and access is available to the site;
5. The site is physically suitable for the proposed subdivision because all public facilities are available to serve the subdivision. The project has received service availability forms for water, sewer, schools and fire.
6. The design of the subdivision and the type of improvements will not cause public health problems because adequate water supply and sewage disposal services have been found to be available or can be provided concurrent with need;
7. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat based upon the findings of the Notice of Exemption on file with Planning & Development Services (PDS2015-ER-15-08-020), dated July 26, 2024 because the project consists of converting existing units;

8. The design of the subdivision or the type of improvements do not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision, as defined under Section 66474 of the Government Code, State of California; and
9. The division and development of the property in the manner set forth on the approved Tentative Map will not unreasonably interfere with the free and complete exercise of the public entity or public utility right-of-way or easement;
10. The discharge of sewage waste from the subdivision into the San Diego County Sanitation sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code, as specified by Government Code Section 66474.6;
11. Because adequate facilities and services have been assured and adequate environmental review and documentation have been prepared, the regional housing opportunities afforded by the subdivision outweigh the impacts upon the public service needs of County residents and fiscal and environmental resources; and
12. Determinations and findings pursuant to the California Environmental Quality Act, the Resource Protection Ordinance, and the Watershed Protection, Stormwater Management, and Discharge Control Ordinance have been made by the Planning Commission.

MAP PROCESSING REQUIREMENTS: The final map shall comply with the following processing requirements pursuant to the [Sections 81.501 through 81.517 of the Subdivision Ordinance](#) and the [Subdivision Final Map Processing Manual](#).

- The Final map shall show an accurate and detailed vicinity map.
- The Basis of Bearings for the Final Map shall comply with [Section 81.507 of the Subdivision Ordinance](#).
- Prior to the approval of the Final Map by the Department of Public Works, the subdivider shall provide the Department of Public Works with a copy of the deed by which the subject property was acquired and a Final Map report from a qualified title insurance company.
- The following notes shall appear on the Final Map:
 - All parcels within this subdivision have a minimum of 100 square feet of solar access for each future dwelling unit allowed by this subdivision required by [Section 81.401\(m\) of the Subdivision Ordinance](#).

- At the time of recordation of the Final Map, the name of the person authorizing the map and whose name appears on the SURVEYOR'S CERTIFICATE as the person who requested the map, shall be the name of the owner of the subject property.
- The public and private easement roads serving this project shall be named. The responsible party shall contact the Street Address Section of Planning & Development Services (858-694-3797) to discuss the road naming requirements for the development. Naming of the roads is necessary for the health and safety of present and future residents.

ORDINANCE COMPLIANCE NOTIFICATIONS: The project is subject to, but not limited to, the following County of San Diego, State of California, and U.S. Federal Government, Ordinances, Permits, and Requirements:

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(RWQCB\)](#) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control [Ordinance No. 10410](#) and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below: <http://www.sdcountry.ca.gov/dplu/docs/LID-Handbook.pdf>

STORMWATER COMPLIANCE NOTICE: Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to [County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410](#) (N.S.), dated February 26, 2016 and BMP Design Manual. These requirements are subject to the MS4 Permit issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any subsequent order. Additional studies and other action may be needed to comply with future MS4 Permits.

DRAINAGE: The project shall be in compliance with the County of San Diego [Flood Damage Prevention Ordinance](#) No. 10091, adopted December 8, 2010.

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities exceed 200 cubic yards of excavation or eight feet (8') of cut/fill per criteria of [Section 87.201 of the County Code](#).

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact DPW Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate departmental requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

ENCROACHMENT PERMIT REQUIRED: An Encroachment Permit is required for any and all proposed/existing facilities within the County right-of-way. At the time of construction of future road improvements, the proposed facilities shall be relocated at no cost to the County, to the satisfaction of the Director of Public Works.

EXCAVATION PERMIT REQUIRED: An excavation permit is required for undergrounding and/or relocation of utilities within the County right-of-way.

TRANSPORTATION IMPACT FEE: The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to [County TIF Ordinance number 77.201 – 77.223](#). The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the [PDS, LD Counter] and provide a copy of the receipt to the [PDS, BD] at time of permit issuance.

NOTICE: THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
Planning & Development Services (PDS)			
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Landscape Architect	LA
Zoning Counter	ZO		
Department of Public Works (DPW)			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
Department of Environmental Health and Quality (DEHQ)			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
Department of Parks and Recreation (DPR)			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
Department of General Service (DGS)			
Real Property Division	RP		

ON MOTION of Commissioner _____, seconded by Commissioner _____, this Resolution is passed and approved by the Commissioner of the County of San Diego, State of California, at a regular meeting held on this ___ day of _____, in Planning & Development Service County Operations Center Hearing Room, 5520 Overland Avenue, San Diego, California, by the following vote:

AYES:

NOES:

ABSENT:

Attachment C – Environmental Documentation

4 - 43
NOTICE OF EXEMPTION

TO: Recorder/County Clerk
1600 Pacific Highway, M.S. A33
San Diego, CA 92101

FROM: County of San Diego
Planning & Development Services, M.S. O650
Attn: Project Planning Division Section Secretary

SUBJECT: FILING OF NOTICE OF EXEMPTION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152

Project Name: Residences At The Inn; PDS2015-TM-5609; PDS2015-ER-15-08-020

Project Location: 5939 Linea del Cielo, Rancho Santa Fe, CA 92067 within the San Dieguito Community Planning Area, within unincorporated County of San Diego, APNs: 266-281-04-00, 268-120-15-00, 268-120-45-00, 268-120-46-00

Project Applicant: JMIR RSF INN LLC; 12250 EL CAMINO REAL #160 SAN DIEGO, CA 92130

Project Description: The applicant requests a Tentative Map for condominium conversion purposes for 13 existing residential units.

Agency Approving Project: County of San Diego

County Contact Person: Enrique Aponte Telephone Number: (619) 539-6946

Date Form Completed: July 26, 2024

This is to advise that the County of San Diego Planning Commission has approved the above-described project on July 26, 2024 and found the project to be exempt from the CEQA under the following criteria:

1. Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)
 - Declared Emergency [C 21080(b)(3); G 15269(a)]
 - Emergency Project [C 21080(b)(4); G 15269(b)(c)]
 - Statutory Exemption. C Section:
 - Categorical Exemption. G Section: 15301(k)
 - G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.
 - G 15182 – Residential Projects Pursuant to a Specific Plan
 - G 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
 - Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
2. Mitigation measures were were not made a condition of the approval of the project.
3. A Mitigation reporting or monitoring plan was was not adopted for this project.

Statement of reasons why project is exempt: Pursuant to Section 15301 (k), Existing Facilities, of the California Environmental Quality Act (CEQA), this project is exempt from CEQA because it involves the conversion of 13 existing residential units into Condominiums. Under Section k, the division of existing multiple family or single-family residences into common-interest ownership and subdivision of existing commercial or industrial buildings, where no physical changes occur which are not otherwise exempt. It has been determined that the project is not in an environmentally sensitive location; will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause substantial change in the significance of a historical resource; and will not result in damage to a scenic highway.

The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature: _____ Telephone: (619) 539-6946

Name (Print): Enrique Aponte Title: Land Use & Environmental Planner

This Notice of Exemption has been signed and filed by the County of San Diego.

This notice must be filed with the Recorder/County Clerk as soon as possible after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15062.

**REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH
ORDINANCES/POLICIES**

**FOR PURPOSES OF CONSIDERATION OF
Residences At The Inn; PDS2015-TM-5609; PDS2015-ER-15-08-020**

July 26, 2024

I. HABITAT LOSS PERMIT ORDINANCE – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES NO NOT APPLICABLE/EXEMPT

Discussion:

Although the Project site is located outside the boundaries of the Multiple Species Conservation Program, the scope of the Project will not impact Coastal Sage Scrub and will not require a Habitat Loss Permit. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

II. MSCP/BMO – Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

YES NO NOT APPLICABLE/EXEMPT

Discussion:

The proposed project and any off-site improvements related to the proposed project are not within the boundaries of the Multiple Species Conservation Program. Therefore, the MSCP and BMO are not applicable to the Project.

III. GROUNDWATER ORDINANCE – Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

YES NO NOT APPLICABLE/EXEMPT

Discussion:

The project does not propose the use of groundwater and will obtain water services from the Rancho Santa Fe Public Utilities District in accordance with the water facility availability form provided for the project.

IV. RESOURCE PROTECTION ORDINANCE – Does the project comply with:

The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Steep Slope section (Section 86.604(e))?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>

Discussion:

Wetland and Wetland Buffers:

The scope of the Project includes a Tentative Map on an 8.14-acre site for conversion of existing residences into a condominium map. All construction associated with the project will be in previously developed areas or on existing units. No development or construction is proposed within wetland or drainage areas. Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the Resource Protection Ordinance.

Floodways and Floodplain Fringe:

A Floodway or Floodplain fringe does not exist on the project sites subject to the proposed Tentative Map. Therefore future construction associated with the project will not be located within a Floodway or Floodplain fridge. Therefore, it has been found that the proposed project complies with Sections 86.604(c) and (d) of the Resource Protection Ordinance.

Steep Slopes:

Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). The project does not propose construction in steep slopes. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

Sensitive Habitats:

Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable population of sensitive species, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife corridor. Most biological resources on the site including potential sensitive habitat lands

are located outside the development footprint of the project on the southern portion of the property that is outside the Minor Use Permit boundaries. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites:

The scope of the Project includes a Tentative Map for condominium conversion purposes on a 8.14 acre site. The project does not consist of additional grading or construction activities within areas that have not been permitted to be graded or cleared. As such, the project complies with the RPO.

V. STORMWATER ORDINANCE (WPO) – Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

YES

NO

NOT APPLICABLE

Discussion:

The project Storm Water Quality Management Plan has been reviewed and has been found to be complete and in conformance with the WPO.

VI. NOISE ORDINANCE – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

YES

NO

NOT APPLICABLE

Discussion:

The proposal would not expose people to nor generate potentially significant noise levels which exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations.

The Project consists of the conversion of 13 existing residential units to condominiums. The project is subject to the Noise Ordinance that regulates the operational and temporary construction noise. The operations of the Project do not consist of loudspeakers or noise sources such as events which would expose nearby sensitive receptors to an increase in ambient noise levels. The project is also subject to the County Noise Element. The Noise Elements prohibit the implementation of a project that can result in an exposure of any on-or off-site, existing or reasonably foreseeable future Noise Sensitive Land Use (NSLU) to exterior or interior noise in excess of the noise standards.

The project is also subject to the County Noise Ordinance which regulates temporary project related noise sources. Temporary construction noise is a 75 dBA eight-hour average requirement at the boundary of any occupied property, specifically any existing residences. The scope of the project consists of converting 13 existing residential units to condominiums, with limited construction associated with the project for minor internal road widening. In addition, construction operations will occur only during permitted hours of operation pursuant

to Section 36.409. Also, it is not anticipated that the project will operate construction equipment in excess of an average sound level of 75 dB between the hours of 7 AM and 7 PM. No blasting or rock crushing is anticipated during any construction operations.

Lastly, the project is conditioned for the dedication of an on-site noise easement in accordance with the Noise Contours as detailed in the General Plan.

Attachment D – Environmental Findings

ENVIRONMENTAL FINDINGS
Residences at the Inn Tentative Map
PDS2015-TM-5609
PDS2015-ER-15-08-020

July 26, 2024

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15301 for the reasons stated in the Notice of Exemption on file with Planning & Development Services as Environmental Review Number PDS2015-ER-15-08-020.
2. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).
3. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).

Attachment E – Public Documentation



Rancho Santa Fe Association

Post Office Box A • Rancho Santa Fe, CA 92067-0359

(858) 756-1174 • FAX (858) 756-9814

rsfassociation.org

April 27, 2023

200 – M

JMI Realty, LLC
111 Congress Ave
Austin, TX, 78701

Subject: 5927, 5939, 5951 Linea del Cielo; 16712 La Gracia
APN: 266-281-0400, 268-120-1500, 268-120-4500, 268-120-4600
Conceptual Review: Lighting, Reroof, Repaint, New Windows/Doors, Colors and Materials

Dear JMI Realty, LLC,

Your project, submitted February 17, 2023, was reviewed at the April 25, 2023 Art Jury meeting. We are pleased to inform you that the Art Jury APPROVED your project as a Final Review application, subject to the following requirements:

1. Work with Association staff on lighting. The light fixtures are to be dark sky compliant and under 500 lumens per sconce.
2. At locations where there are larger window openings with no detailing, reduce the size of the windows to match the scale and character of the other windows with muntins.
3. Set up a meeting with Association Staff to finalize the below comments as noted in the meeting.
 - a. **Jacaranda**- Shift the front door East toward the powder room to provide additional space between the French door and the main entrance.
 - b. **Lily**- Consider adding a window at the master bedroom.
 - c. **Gardenia**- Consider adding a window at the south elevation on the garage.
 - d. **Poinsettia**- Consider adding a window in the north and south elevations that do not have any windows.
 - i. Reduce lighting to one sconce per opening, removing a light at bedroom 2 and the master bedroom.
 - e. **Protea**- Consider moving the slider to be fully under the gabled roof. Consider flipping the master bedroom and master bath to accommodate this.
 - i. Remove the wood trellis atop the garage
 - f. **Holly**- Add lighting where required for health and safety at once sconce per opening at the garage locations.
 - g. **Toyon**- Provide details on the gates attached to the courtyard walls. It is suggested that the color and aesthetic tie into the main residence entry door.
4. **Stucco**: Merlex-P-174 "Desert Beige"
5. **Rafter Tails**: Dunn Edwards DEW340 "Whisper"
6. **Roof Tile**: Redlands 2-piece Clay Tile- Sand Cast "Old Hacienda"- Boosted

Page 2
JMI Realty, LLC
April 27, 2023

- 7. **Door and Window Frames:** Weather Shield - Aluminum *"Craftsman Bronze"*
- 8. **Mechanical Room Doors:** Paint to match *"Desert Beige"* Stucco
- 9. **Front Door:** Custom *"Solid Oak"*
- 10. **Gutter Material:** *"Copper"*
- 11. **Garage Doors:** Ranch House Doors (*Option 3*)
- 12. Pursuant to Regulatory Code Section 42.0302 and Section 42.0302b, the Art Jury has the continuing authority to ensure the installation and maintenance of any additional landscaping, including "Critical View" landscaping, required as a condition of a final approval of any issued permit. "Critical View" landscaping means existing and approved landscaping for an area or areas, as illustrated on Association approved plans, where installation and maintenance is considered vital to the effective buffering and screening of improvements.

Horse trails may cross your driveway. The Association expects that a non-slip surface be installed for trail crossings. In addition, harmful plantings with thorns, spines or prickles are not to be planted adjacent to any trail. If you have any questions regarding horse trails, please contact at the Association office.

Art Jury approvals only apply to lawful improvements proposed for property under the jurisdiction of the Rancho Santa Fe Protective Covenant. This does not include areas within public rights-of-way. A separate permit will need to be acquired by the appropriate permitting authority for such improvements.

Construction permit #23-068 is enclosed. The Association inspections required for this project are marked on the permit card. Please call the Association office approximately one week in advance to register your inspection request.

Construction permits expire in one (1) year. Prior to expiration, a time extension may be requested, for a fee, for an additional year.

If you have any questions, please call Planner Regina Manneh at (858) 756-1174.

Sincerely,



Joel Levanetz
Building Commissioner
Rancho Santa Fe Association

Art Jury Secretary



Cc: Anne Sneed 4757 Sun Valley Road, Del Mar, CA anne@annesneed.com

SAN DIEGUITO PLANNING GROUP

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

Minutes of Meeting

May 10th, 2018

1. CALL TO ORDER: 7:04 P.M. PLEDGE OF ALLEGIANCE
Present: D. Dill, S. Thomas, L. Lemarie, S. Biszantz, M. Hoppenrath, J. Zagara, P. Fisch, N. Christenfeld, S. Williams
Absent: T. Parillo, 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* reports that the large car display barn in Del Dios is being built. *L. Lemarie* noted that she is reviewing CPUC use of 20A funds for undergrounding SDG&E electric service wires, because original wood poles are not always removed after installation of replacement metal poles, allowing some fire danger to remain. She noted that if Rancho Santa Fe burns, coastal towns would be threatened.
5. GENERAL PLANNING ITEMS:
 - A. **San Diego County DPR PLDO Update Presentation** of Department of Parks and Receptions draft recommendations to update the Park Lands Dedication Ordinance and Board Policies F-26 and I-44 and create a new Board Policy G-19 Design Guidelines and Standards for County Parks and Recreational Facilities. Department of Parks and Recreation Presenter: Marcus Lubich, MPA, Senior Park Project Manager, (858) 966-1348. *Marcus Lubich* thanked *D. Dill* for serving on the Advisory Committee. *Mr Lubich* presented a summary of the changes being proposed in the update of the Park Lands Dedication Ordinance that was started in July of 2016. Changes include, inter alia, local park planning boundaries based on community plan areas; different fees for single family, multifamily, and accessory dwelling units; and use of up to 25% of fees for trails each fiscal year (but no operation or maintenance expenses). New passive and active uses are allowed, such as dog parks, equestrian centers, exercise stations, and bike parks. Credit will be given for steep slopes or stormwater facilities with recreational uses, and for off-site dedications with a 3-mile driving distance. Synthetic turf is preferred for some uses. A minimum park size of 0.4 acres is suggested for public parks, and credit can be given for excess parkland dedications. These changes, if accepted, will likely not apply to current PLDO funds. Proposed update may be heard by the Board of Supervisors in June 2018.
 - B. **County GPA 'Bundling' Process.** Discussion on the current planning (and political) situation with 8 or 9 GPAs (including Valiano and Harmony Grove Village South) up for consideration by the Board of Supervisors this year when the state laws limits counties from approving NO more than 4 GPAs per year. Group expressed concerns over this practice. *M. Hoppenrath* reported that *J. Arsivaud-Benjamin* commented in open forum on this strategy at the May 9th BoS hearing, and Supervisor *Jacob* directed staff to look into the matter.
 - C. **Harmony Grove Village Wastewater Reorganization** (Rincon del Diablo Municipal Water District; San Diego County Sanitation District) (Ref. Nos.: RO17-10; SI(S)17-10; LP(A)17-10). Planning Group to provide comments to preliminary LAFCO staff report on the proposed reorganization that involves detachment of the Harmony Grove Village sewer service area from the San Diego County Sanitation District (SD) with the Rincon del Diablo MWD assuming sewer service responsibility in addition to water and recycled water services. The activation of sewer service for RDDMWD would be restricted to the existing HGV sewer service boundary of the County SD. *P. Fisch* noted that transfer provides no apparent benefit to the community but increases the opportunity for expansion of the sewage treatment plant, something the HG Community Plan and the HGV Specific Area Plan prohibits.

Public Disclosure

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

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.

Motion: By D. Dill, **second** by M. Hoppenrath, that the planning group opposes the transfer to Rincon del Diablo MWD of the HGV wastewater Treatment Plant. There is NOTHING in the LAFCO memorandum of May 4th, 2018 that restricts Rincon del Diablo MWD from *expanding* the current treatment plant service area that exists today under County jurisdiction of the HGV sewage treatment facility. The communities of Harmony Grove, (including the 'Village'), Eden Valley, and Elfin Forest require that the HGV Wastewater Treatment Plant limit into perpetuity the existing sphere of influence coterminous with the HGV service area that is in full force with the San Diego County Sanitation District.

Vote: ayes = 8 nos = 0 abstain = 1 absent/vacant = 3
S. Thomas

- D. **County of San Diego Planning Commission Meeting**, Friday, May 11th. Planning Group discussed member presentations regarding the proposed Valiano GPA item on the PC agenda.

6. MAJOR PROJECTS AND LAND USE ITEMS:

- A. **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:714-687-0000), [ext119](tel:714-687-1119); SDPG member: Don Willis [\(858\) 481-6922](tel:858-481-6922). **Continued to June 14th**
- B. **PDS2018-AD-18-004 Fortuna Farms Administrative Permit.** Waiver for an additional 5,564 sq ft service building. Private residence and equestrian facility on an eight acre parcel located at the corner of Via De Fortuna and El Camino Del Norte, Rancho Santa Fe; APN 265-160-2500. Property Owners: Caroline LaBarre and Tim Porthouse, [520-390-4470](tel:520-390-4470); Applicant's Contact: Allard Jansen Architects, [619-450-6550](tel:619-450-6550); PDS Planner: John Leavitt, [858-495-5448](tel:858-495-5448); SDPG Member: Laurel Lemarie, [858-756-2835](tel:858-756-2835). Owners presented plans for an attractive equestrian facility with an on-site residence.

Motion: By L. Lemarie, **second** by M. Hoppenrath, to approve as presented.

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

- C. **PDS2018-IC-18-009 Harmony Grove Village RSFFPD Station #5.** The Rancho Santa Fe Fire Protection District is currently in the development stages for the construction of a new fire station 5 in Harmony Grove Village. Deputy-Fire Chief Fred Cox will present a proposed site plan of the project, building design and elevations for the new station. Parcel located at [2604 Overlook Point Drive, Harmony Grove, CA 92029](tel:2604-Overlook-Point-Drive), 2.54 acres, APN: 235-562-02-00. The planning group will review and make a recommendation vote. Owner: RSFFPD, Chief Tony Michel, 858-756-5971; PDS Project Manager: Souphalak Sakdarak, 858-495-5214. Deputy Chief Fred Cox presented plans for the proposed HGV fire station #5. The attractive building features large bifold main garage doors instead of the roll-up design for efficiency and safety, outdoor picnic/trellis area, large community room, and ample parking. Design is HOA approved. Design phase should be completed in November, construction should take 1 year. *S. Williams* suggested offering office space to local law enforcement to encourage a greater presence in the area, and also thought a larger outdoor area could be used for community events such as pancake breakfasts.

Motion: by D. Dill, **second** by L. Lemarie, to approve as presented, with future consideration of office space to be shared with sheriffs/law enforcement and opportunity for outdoor community area.

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

- D. **PDS2018-TPM-21207TE Lichewski Trust Tentative Parcel Map- Time Extension.** 2-lot subdivision on 25.17 acres, located West of Rio Vista Road, off Artesian Road, APN 269-100-28 Owner: Lichewski Trust, 858-715-4092; Applicant Contact: Marlus Sinca, CTE, Inc., 760-746-4955; PDS Planner: Marisa

Public Disclosure

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Smith, 858 694-2621; SDPG Member: Phil Fisch, 858-967-5323. Applicants are requesting a 3-year time extension.

Motion: By P. Fisch, **second** by N. Christenfeld, to approve as presented.

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

- E. **PDS2018-STP-04-016M11 Li Residence Discretionary Permit.** Proposed pool house, BBQ and Fire Pit with a portion to be located within setback at existing residence. Located at [10215 Winecreek Court, San Diego, CA 92127](#), cross street: Winecreek Road, APN: 312-283-02-00. Owner: David Li, 619-410-7606; Applicant Contact: Steve Coles, 760-745-6012; PDS Planner: John Leavitt, 858-495-5448; SDPG Member: Philip Fisch, 858-592-6758. Design has been approved by HOA, no neighbors have complained.

Motion: By P. Fisch, **second** by S. Williams, to approve as presented.

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

- F. **PDS2018-AD-18-008 Garage Administrative Permit.** Proposed 4,410 sq. ft. vehicle storage garage at [6893 Spyglass Lane, Rancho Santa Fe, CA 92091](#). Nearest cross street: St. Andrews Road, APN: 303-060-46-00. Owner: David W. Hurst, 760-861-5881; Applicant's Contact: James Carl, 619-445-1340; PDS Planner: John Leavitt, 858-495-5448; SDPG Member: Steve Thomas, 858-232-8580. **Continued to June 14th**

- G. **PDS 2015-TM5609, PDS 2015-ER 15-08-020 – RSF Inn Condo Conversions.** Application for 13 existing detached residential condominium conversions located at 7 Royce Drive and Linea del Cielo in Rancho Santa Fe. Tentative Subdivision Map for condominium conversion purposes of 13 existing units. APN 266-281-04, 268-120-15, 268-120-16, 268-120-17, 268-120-44, 268-120-45, 268-120-46. Owners: JMIR RSF Inn LLC/JMI Realty LLC 858-259-8212; Applicants Representative: W. Justin Suiter, 858-259-8212; PDS Planner: Jeff Smyer, 858-495-5438; SDPG Member: Laurel Lemarie 858-756-2835. Requirements to underground overhead utility service lines have proved too costly and design had to be reduced to be economically viable.

Motion: By L. Lemarie, **second** by S. Bizsantz, to approve conversion of 13 existing structures to condo units which is a reduction of previous plan for 16 units.

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

- H. **PDS2017-STP-17-042 RSF Village Gateway Center Site Plan.** Although already voted to recommend at the February 2018 SDPG meeting, the DPW has requested we acknowledge the partial vacation of roadway easements on La Granda and La Flecha as indicated in the diagram below. 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. 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. L. Lemarie felt that nearby parking might be adversely affected, applicant remarked that parking would be restricted at the Post Office and employees of commercial tenants would be required to park in the underground parking structure.

Motion: By D. Dill, **second** by P. Fisch, to acknowledge vacation as presented.

Vote: ayes = 8 nos = 0 abstain = 1 absent/vacant = 3

L. Lemarie

- I. **GS2018-VAC-0045 Palm Lane Vacation of a Portion of Easement.** The Department of Public Works has determined that a portion of Palm Lane (in Del Dios) is proposed to be vacated, it is unnecessary for present or prospective use. Palm Lane is a public right-of-way that is not part of the County Maintained Road System and is currently unimproved. Location of segment is at the southern boundary of Del Dios Lot 3, APN: 270-121-06. Lot Owner: Seth and Brooke Bucher; County Planner: Tom McCabe, 858-694-2883;

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SDPG Member: Niko Christenfeld, 760-741-1953. County planner Richard Chen presented an overview of the area of the proposed vacation. No neighbors complained.

Motion: By N. Christenfeld, **second** by L. Lemarie, to approve as presented.

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

7. ADMINISTRATIVE MATTERS:

A. Community Reports. S. Biszantz noted that small 900 sq ft units in Whispering Palms are renting for \$2,900/month and are less than 5% rented. L. Lemarie recalled the horse and rider accident at a street crossing and noted that more equestrian crossing lights are being requested by area neighbors.

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;

Motion: By D. Dill, **second** by N. Christenfeld, to reimburse S. Williams \$18.31 for tablecloth used at PG meeting.

Vote: ayes = 8 nos = 0 abstain = 1 absent/vacant = 3
S. Williams

Adjourned at 10:07 pm

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: 6/14/18 7/12/18 8/9/18 9/13/18 10/11/18 11/8/18

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 Hoppentrath, Secretary 760-747-1145 e-mail: midhop@gmail.com

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SAN DIEGUITO PLANNING GROUP

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

Minutes of Meeting

July 12th, 2018

1. CALL TO ORDER: 7:07 P.M. PLEDGE OF ALLEGIANCE
Present: D. Dill, T. Parillo, L. Lemarie, M. Hoppenrath, J. Zagara, P. Fisch, N. Christenfeld, S. Williams, D. Willis
Absent: S. Thomas, J. Arsivaud-Benjamin, S. Biszantz
2. AGENDA REVIEW
3. APPROVAL OF MINUTES [Circulated to members during meeting for initials/comments]
4. OPEN FORUM: D. Willis reported that the California State Assembly ruled to allow second dwelling units by right (no special permitting required) and now his neighborhood association is suing a resident that is building a second home in his front yard. L. Lemarie noted that some members of the Rancho Santa Fe Association board were not aware of the serious deleterious issues involved with the HGVS and Valiano GPAs. T. Parillo commented that the RSFA would likely be submitting a letter to the BoS and some members would attend the July 25th hearing. Camille Zeleny (in attendance/audience) felt that the GPAs were inappropriate and that it was of utmost importance that the public be made aware of the issues involved.
5. GENERAL PLANNING ITEMS:
 - A. **County GPA 'Bundling' Process and Recent GPAs in SDPG Area.** Follow-up discussion on the current planning (and political) situation with 8 or 9 GPAs (including Valiano and Harmony Grove Village South; tentative BoS public hearing date July 25th) led to the conclusion that because similar bundling had been done in the past and that it appeared to be legal, there was no point in pursuing the matter at this time. Members who attended the Planning Commission meeting recalled that Commissioner Beck apologized to the Planning Group saying that it did appear that their input regarding problems with these GPAs was not being adequately considered. He felt the Valiano Vineyards alternative was the best GP-compliant plan he had seen in all his years on the Planning Commission and regretted that the County staff choose to ignore consideration of this plan. He and other Commissioners urged the community to add financial analysis to the plan and present it to the BoS. S. Williams noted that David Sibbet, County Planning Manager, had told her the County was likely not going to be able to provide the 12 feet of DG shoulder on Country Club Drive that was a condition of approval in their motion for Valiano. The Planning Group discussed a draft letter to the Board of Supervisors regarding the proposed GPA items (see Appendix). Some members were concerned that more adverse impacts should be included, but others felt we had adequately covered those issues in our official comments to the DEIR and in our motions for denial of both projects.

Motion: By D. Dill, **second** by S. Williams, approve (with member edits) submittal of SDPG chairperson memo (see draft below in *Appendix*) to the Board of Supervisors in regards to urging the BoS to NOT approve the Valiano and HGVS GPAs.

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

Motion: By D. Dill, **second** by S. Williams, to grant the SDPG chairperson approval to submit documentation to appeal BoS decision if one or both GPAs (Valiano and/or HGVS) were approved.

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

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- B. **Harmony Grove Village Update.** Discussion on various HGV issues; Country Club pedestrian crossing, Harmony Grove Road improvements, non-compliance of home construction builders/vendors, and waste water treatment facility lighting. SDPG Member: Susan Williams, 760-212-3280. *S. Williams* reported that there has been some animosity between the developer and the new residents over issues at the wastewater treatment plant. Hours of operation should be limited to 7 am to 7 pm, but the noise of truck traffic around the facility early in the morning (before dawn) is disturbing nearby residents. She said the County and the neighbors had made some progress recently after involving code enforcement. In addition, the current lighting situation at the wastewater treatment plant is unacceptable, with strong lighting similar to that used at sporting events. Developer has ordered new lights but the temporary solution of taping plastic bags to the fixtures is not working. The developer will build the requested crosswalk on Country Club Drive at Rafter to allow residents of Canter Ridge safe access to the large public park. She reported that there may be some minor blasting noise while the developer makes required improvements to shoulder of Harmony Grove Road.
- C. **4S Ranch Industrial Park Parking Prohibition Zone.** Discuss and vote on recommending to DPW implementation of an overnight parking prohibition zone on the streets within the 4S Ranch Business Park. Streets included Coastwood Road, Thornmint Court, Willow Court, Thornmint Road, except the southern side from Goldentop Rd to Mesamint Rd. Goldentop Road, except from the southern cul de sac to Thornmint Rd. No prohibition on Mesamint Road. Applicant: 4S Ranch Business HOA; HOA Representative: Khoa Nguyen, 619.550.6037; SDPG Member, Phil Fisch, 858-592-6758. *George Chial*, president, 4S Ranch Business Park Association, discussed the growing problem of semi-trailer trucks, campers and commercial vehicles parked for greater than 72 hours on public streets in the business park. He felt it was a traffic safety concern, citing reduced visibility on business driveways on affected streets. He had consulted with the County department of Public Works and CHP, who said enforcement of the existing 72-hour limit was difficult. They suggested he ask for approval of "No Overnight Parking" signs on selected streets, with a time interval from 10 pm to 5 am daily. Phil Rath was retained to advise the Association and showed photos of trucks being repaired on public streets with tools and oil canisters clearly visible, as well as of attempts to transfer loads while blocking the street. He reported that most problem vehicles belonged to independent truckers. *P Fisch* told the group he had counted over 40 trucks parked on those roads. *Khoa Nguyen* supported the use of the signs. *Liz Mullarkey*, owner of Gymniny Kids, Inc, also on the board of directors of the association, said parking priority should be given to those who pay rents and mortgages in the business park. *Clyde Marion* of Hawthorne Machinery reported at least three accidents had occurred due to reduced visibility caused by trucks parking near business driveways. He was in favor of using the signs. *Adrienne Navarra* of Jerome's supported the use of the signs only if the streets surrounding their business were not included. She said they operated 24 hours a day and would take responsibility for enforcement of the 72-hour limit on those roads. *D. Willis* asked if all affected businesses were notified of the plan to use the signs, and *Phil Rath* said they had all been notified.

Motion: By P. Fisch, **second** by T. Parillo, to endorse proposed prohibition zone as presented.

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

6. MAJOR PROJECTS AND LAND USE ITEMS:

- A. **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:714-687-0000), ext119; SDPG Member: Don Willis [\(858\) 481-6922](tel:858-481-6922). *Chris Nichelson* gave a presentation of the

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proposed 150-room senior housing project on 23-acre site across from Surf Cup Park. More than half the parcel is open space with public trails and native vegetation. Proposed level of care is independent, assisted living, and memory care. *D. Willis* said the neighbors seemed to like this reduced design better and *T Parillo* asked that the developer pay attention to the quality of the materials and use muted colors with minimal signage. The applicant said they would use mid-tone earth hues. The project is located in the City of San Diego and the applicant is appearing at the SDPG meetings as a courtesy to their neighbors.

- B. **PDS2018-AD-18-008 Garage Administrative Permit.** Proposed 4,410 sq. ft. vehicle storage garage at [6893 Spyglass Lane, Rancho Santa Fe, CA 92067](#). Nearest cross street: St. Andrews Road, APN: 303-060-46-00. Owner: David W. Hearst, 760-861-5881; Applicant's Contact: James Carl, 619-445-1340; PDS Planner: John Leavitt, 858-495-5448; SDPG Member: Steve Thomas, 858-232-8580. *Jim Carl* of Accel Framing presented the project to remove existing tennis court and replace with 12-car garage. The plan is approved by the HOA and neighbors have no complaints.

Motion: By D. Dill, **second** by J. Zagara, to approve as presented.

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

- C. **PDS2018-MUP-94-022W3 Del Dios East BUN.** Minor use permit for a Tier 3 modification cell site upgrade/improvements in Del Dios, located at the corner of Date Lane and Del Dios Hwy, APN 238-050-02. Owner: Del Dios Mutual Water Company, 760-580-5805; Applicant: Michael Blackwell, 714-396-8227; PDS Planner: Angelica Truong, 858-495-5421; SDPG Member(s): Don Willis, 858-481-6922, Nicholas Christenfeld, 760-741-1953. **Continued to Aug. 9th**
- D. **PDS2018-TPM-21266 Fortuna Ranch Road Lot Split.** Located at 3615 Fortuna Ranch Road, APN 264-101-50, 2-lot split from a 4.98-acre lot with existing residential house, guest house and farm house. Owner: dasMOD, LLC, 714-507-0799; Applicant's Representative: Christopher Miller, 858-436-5386; PDS Planner: Lori Radcliffe-Meyers, 858-495-5340; SDPG Member: Doug Dill, 760-420-7909. **Continued to Aug. 9th**
- E. **PDS2015-TM-5609, PDS2015-ER-15-08-020 – RSF Inn Condo Conversions.** Possible follow-on vote for the application for 13 existing detached residential condominium conversions located at 7 Royce Drive and Linea del Cielo in Rancho Santa Fe. Vote is regarding the omission (Board Policy I-92) from undergrounding of the existing transmission and distribution overhead utility wires based on the reduction in scale of the project. APN 266-281-04, 268-120-15, 268-120-16, 268-120-17, 268-120-44, 268-120-45, 268-120-46. Owners: JMIR RSF Inn LLC/JMI Realty LLC 858-259-8212; Applicant's Representative: W. Justin Suiter, 858-259-8212; PDS Planner: Jeff Smyer, 858-495-5438; SDPG Member: Laurel Lemarie 858-756-2835.

Motion: B L Lemarie, **second** by P. Fisch, to support applicant's request for I-92 exception (waiver of requirement to underground overhead utility lines) and recognize that existing condo conversion structures meet the objective of the D designator.

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

- F. **PDS2018-AD-18-012 MacDonalD Oversized Accessory Structure.** Administrative permit for addition to pool outdoor room and storage space. Located at [5973 Rancho Diegueno Road](#) (cross street – San Dieguito Road) Rancho Santa Fe, CA 92067, APN 302-303-06-00. Applicant's Representative: Mark House, 619-733-7949; PDS Planner: Souphalak Sakdarak, 858-694-3037; SDPG Member: Joe Zagara, 858-756-4211. *Mark House*, architect for project, gave an overview: design plan would replace existing degraded trellis with enclosed barbecue area and upper observation deck. A waiver would be required for the approximately 530 square foot overage. The decision of the HOA was not yet known. A neighbor, *Firouz Memarazadeh*, complained that the location and the height of the new structure would impair his view from certain areas in his yard.

Motion: By J. Zagara, **second** by T. Parillo, to approve as presented subject to HOA approval.

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

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7. ADMINISTRATIVE MATTERS:

- A. Community Reports *S. Williams* reports a camp of transients located near HGV.
- 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

Adjourned 10:09 pm

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: 8/9/18 9/13/1 10/11/18 11/8/18 12/13/18 1/10/19

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

Appendix

Dear Chair, Vice Chair and Supervisors,

The San Dieguito Planning Group disagrees with the Planning Commission's conclusions regarding the proposed Valiano and Harmony Grove Village South General Plan Amendments. We encourage the Board of Supervisors to vote against both projects for the following summarized reasons, as well as others explained in more detail in the SDPG DEIR Comments and Agenda Recommendation Motions related to Valiano and Harmony Grove Village South GPAs.

1.) The County General Plan was thoughtfully constructed; the zoning approved for both project areas was not erroneous and reflects the appropriate density for the sites negotiated with neighboring areas. There is no need for a GPA that would award the owner a zoning arbitrage and encourage others to attempt the same rather than buy and develop property needing no zoning density changes.

The unintended consequences of this GPA-earned zoning arbitrage are that by approving GPAs like this, the County encourages FEWER applications to build in targeted dense zones where land is more expensive and MORE applications to rezone inexpensive, low-density areas. We end up with development exactly contrary to the GP because the economic incentives become reversed.

2.) The County Plan includes sufficient other areas already zoned for such projects in areas the County determined were more appropriate for growth. Although approvals are behind the pace set by the County to achieve planned housing expansion, that does not mean that GPA standards should be lowered to achieve approval objectives. Instead, the County should question why developers are not requesting growth in targeted areas and are instead attempting arbitrage in unapproved areas. (See 1. above.)

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3.) Valiano and Harmony Grove Village South GPAs introduce more density that is deleterious to the immediate community and contributes to the further incremental congestion and sprawl that conflicts with the North County character and County Plan.

Please understand that the SDPG consists of 12 members from all across District 3 and 5, many of whom are not directly affected by these two projects and have diverse backgrounds. The Group routinely votes in favor of development when merited, and yet voted unanimously against both projects. Our members include:

Douglas Dill – Elfin Forest – Former IT Marketing Executive

Tim Parillo - RSF Covenant - Multi-family Real Estate Investor, Retired Institutional Financier

Mid Hoppenrath – Harmony Grove – Retired Technical Communications Business Owner

Jacqueline Arsivaud-Benjamin - Elfin Forest – CEO, Technology Entrepreneur – EF/HG Town Council Chair

Joe Zagara – RSF Covenant – Commercial Real Estate Developer/Investor

Nicholas Christenfeld – Del Dios – UCSD Professor, Department of Psychology

Philip Fisch – 4S Ranch – Defense Industry Executive

Shannon Biszantz – Whispering Palms - Realtor

Steve Thomas – Fairbanks Ranch – CEO, Sr. Healthcare IT/IS Executive

Susan Williams – Harmony Grove Village – Marketing Executive

Laurel Lemarie – RSF Covenant – Community Volunteer, DAR, Equestrian

Don Willis – Sun Valley – General Contractor

The SDPG feels that the Board of Supervisors may underestimate the broad unpopularity of these projects. In closing, The San Dieguito Planning Group unanimously encourages The San Diego County Board of Supervisors to vote against the proposed Valiano and Harmony Grove Village South General Plan Amendments.

(end of draft letter)

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Attachment F – Service Availability Forms



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - FIRE
ZONING DIVISION

Please type or use pen

JMIR RSF Residential Series LLC	310-500-8619	ORG _____	F
Owner's Name	Phone	ACCT _____	
111 Congress Ave., Suite 2600		ACT _____	
Owner's Mailing Address	Street	TASK _____	
Austin TX 78701		DATE _____	
City	State	Zip	AMT \$ _____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION **TO BE COMPLETED BY APPLICANT**

<p>A. <input type="checkbox"/> Major Subdivision (TM) <input type="checkbox"/> Specific Plan or Specific Plan Amendment <input type="checkbox"/> Minor Subdivision (TPM) <input type="checkbox"/> Certificate of Compliance: _____ <input type="checkbox"/> Boundary Adjustment <input type="checkbox"/> Rezone (Reclassification) from _____ to _____ zone. <input type="checkbox"/> Major Use Permit (MUP), purpose: _____ <input type="checkbox"/> Time Extension... Case No. _____ <input type="checkbox"/> Expired Map... Case No. _____ <input type="checkbox"/> Other _____</p> <p>B. <input checked="" type="checkbox"/> Residential Total number of dwelling units <u>13</u> <input type="checkbox"/> Commercial Gross floor area _____ <input type="checkbox"/> Industrial Gross floor area _____ <input type="checkbox"/> Other Gross floor area _____</p> <p>C. Total Project acreage <u>7.85</u> Total lots <u>4</u> Smallest proposed lot <u>N/A</u></p> <p style="color: red;">*Condo project, no lots proposed **Existing</p>	<p>Assessor's Parcel Number(s) ** (Add extra if necessary)</p> <table border="1"> <tr><td>268-120-15-00</td><td></td></tr> <tr><td>266-281-04-00</td><td></td></tr> <tr><td>268-120-46-00</td><td></td></tr> <tr><td>268-120-45-00</td><td></td></tr> </table> <p>Thomas Guide. Page <u>1168</u> Grid <u>D-3</u> Stephen Royce Drive Linea Del Cielo Project address Street Rancho Santa Fe 92067 Community Planning Area/Subregion Zip</p>	268-120-15-00		266-281-04-00		268-120-46-00		268-120-45-00	
268-120-15-00									
266-281-04-00									
268-120-46-00									
268-120-45-00									

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: John C. Kratzger Date: 12/7/2023
 Address: 111 Congress Ave, Suite 2600 Austin TX 78701 Phone: 310-500-8619
 (On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)

SECTION 2: FACILITY AVAILABILITY **TO BE COMPLETED BY DISTRICT**

District Name: Rancho Santa Fe Fire Protection District

Indicate the location and distance of the primary fire station that will serve the proposed project:
Station 1 - 16390 El Fuego, RSF, CA 92067

A. Project is in the District and eligible for service.
 Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
 Project is not in the District and not within its Sphere of Influence boundary.
 Project is not located entirely within the District and a potential boundary issue exists with the _____ District.

B. Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is less than 5 minutes.
 Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.

C. District conditions are attached. Number of sheets attached: _____
 District will submit conditions at a later date.

SECTION 3. FUELBREAK REQUIREMENTS

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by Planning & Development Services.

Within the proposed project 100 feet of clearing will be required around all structures.
 The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

John R. H. Corcoran Lenahan DFM 858-756-6006 12-11-23
 Authorized Signature Print Name and Title Phone Date

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
 Planning & Development Services – Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123





County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - SEWER
 ZONING DIVISION

Please type or use pen

JMIR RSF INN LLC C/O JMI REALTY LLC			ORG _____	S
Owner's Name	Phone		ACCT _____	
12250 EL CAMINO REAL, SUITE 160			ACT _____	
Owner's Mailing Address	Street		TASK _____	
SAN DIEGO	CA	92130	DATE _____	
City	State	Zip	AMT \$ _____	

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION	TO BE COMPLETED BY APPLICANT
---------------------------------------	-------------------------------------

A. Major Subdivision (TM) Certificate of Compliance: _____
 Minor Subdivision (TPM) Boundary Adjustment _____
 Specific Plan or Specific Plan Amendment _____
 Rezone (Reclassification) from _____ to _____ zone _____
 Major Use Permit (MUP), purpose: _____
 Time Extension... Case No. _____
 Expired Map... Case No. _____
 Other _____

B. Residential Total number of dwelling units 16 (13ex.-2 demo+5 new)
 Commercial Gross floor area _____
 Industrial Gross floor area _____
 Other Gross floor area _____

C. Total Project acreage 7.85 Total lots 1 Smallest proposed lot CONDO

D. Is the project proposing its own wastewater treatment plant? Yes No
 Is the project proposing the use of reclaimed water? Yes No

Assessor's Parcel Number(s) (Add extra if necessary)	
266-281-04	268-120-44
268-120-15	
268-120-16	
268-120-17	

Thomas Guide Page 1168 Grid D-3
 STEVEN ROYCE DRIVE AND LINEA DEL CIELO
 Project address _____ Street _____
 RANCHO SANTA FE _____ 92067
 Community Planning Area/Subregion _____ Zip _____

Owner/Applicant agrees to pay all necessary construction costs and dedicate all district required easements to extend service to the project.
OWNER/APPLICANT MUST COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: _____ Date: 8-19-2015
 Address: 535 N. HWY. 101, SUITE A, SOLANA BEACH, CA 92075 Phone: 858-259-8212 X110

(On completion of above, present to the district that provides sewer protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY	TO BE COMPLETED BY DISTRICT
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District name Rancho Santa Fe CSD Service area STD #1

A. Project is in the District.
 Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
 Project is not in the District and is **not** within its Sphere of Influence boundary.
 Project is not located entirely within the District and a potential boundary issue exists with the _____ District.

B. Facilities to serve the project ARE ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached. Number of sheets attached: _____
 Project will not be served for the following reason(s): _____

C. District conditions are attached. Number of sheets attached: _____
 District has specific water reclamation conditions which are attached. Number of sheets attached: _____
 District will submit conditions at a later date.

D. How far will the pipeline(s) have to be extended to serve the project? _____

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Paula Melendrez Paula Melendrez 760-479-4150 8/26/15
 Authorized Signature Print Name and Title Phone Date
District Administrator

THIS DOCUMENT IS NOT A COMMITMENT OF FACILITIES OR SERVICE BY THE DISTRICT On completion of Section 2 by the district, applicant is to submit this form with application to: Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - SCHOOL ZONING DIVISION

Please type or use pen
 (Two forms are needed if project is to be served by separate school districts)

JMIR RSF INN LLC C/O JMI REALTY LLC 858-350-4800 Owner's Name Phone <hr/> 12250 EL CAMINO REAL, SUITE 160 Owner's Mailing Address Street <hr/> SAN DIEGO CA 92130 City State Zip	ORG _____ ACCT _____ ACT _____ TASK _____ DATE _____ ELEMENTARY _____ HIGH SCHOOL _____ UNIFIED _____
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DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION **TO BE COMPLETED BY APPLICANT**

A. **LEGISLATIVE ACT**

- Rezones changing Use Regulations or Development Regulations
- General Plan Amendment
- Specific Plan
- Specific Plan Amendment

B. **DEVELOPMENT PROJECT**

- Rezones changing Special Area or Neighborhood Regulations
- Major Subdivision (TM)
- Minor Subdivision (TPM)
- Boundary Adjustment
- Major Use Permit (MUP), purpose: _____
- Time Extension... Case No. _____
- Expired Map... Case No. _____
- Other _____

C. Residential Total number of dwelling units 16 (13 exist + 3 new)

- Commercial Gross floor area _____
- Industrial Gross floor area _____
- Other Gross floor area _____

D. Total Project acreage 7.85 Total number lots 1 (16 CONDO) UNITS

Assessor's Parcel Number(s)
 (Add extra if necessary)

266-281-04	268-120-44
268-120-15	
268-120-16	
268-120-17	

Thomas Guide Page 1168 Grid D-3
 STEVEN ROYCE DRIVE AND LINEA DEL CIELO
 Project address Street
 RANCHO SANTA FE 92067
 Community Planning Area/Subregion Zip

Applicant's Signature: _____ Date: 8-19-2015
 Address: 535 N. HWY. 101, SUITE A, SOLANA BEACH, CA 92075 Phone: 858-259-8212 X110
 (On completion of above, present to the district that provides school protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY **TO BE COMPLETED BY DISTRICT**

District Name: Rancho Santa Fe School District

If not in a unified district, which elementary or high school district must also fill out a form?
San Dieguito Union High School.

Indicate the location and distance of proposed schools of attendance.

Elementary: _____ miles: _____
 Junior/Middle: _____ miles: _____
 High school: _____ miles: _____

- This project will result in the overcrowding of the elementary junior/school high school. **(Check)**
- Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.
- Project is located entirely within the district and is eligible for service.
- The project is not located entirely within the district and a potential boundary issue may exist with the _____ school district.

Authorized Signature: _____
 Print Title: Superintendent

Print Name: Lindy Delaney
 Phone: 858-756-1141

On completion of Section 2 by the district, applicant is to submit this form with application to:
 Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - SCHOOL
ZONING DIVISION

Please type or use pen
 (Two forms are needed if project is to be served by separate school districts)

JMIR RSF INN LLC C/O JMI REALTY LLC 858-350-4800
 Owner's Name Phone

12250 EL CAMINO REAL, SUITE 160
 Owner's Mailing Address Street

SAN DIEGO CA 92130
 City State Zip

ORG _____
 ACCT _____
 ACT _____
 TASK _____
 DATE _____

ELEMENTARY _____
 HIGH SCHOOL _____
 UNIFIED _____

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DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION **TO BE COMPLETED BY APPLICANT**

A. **LEGISLATIVE ACT**
 Rezones changing Use Regulations or Development Regulations
 General Plan Amendment
 Specific Plan
 Specific Plan Amendment

B. **DEVELOPMENT PROJECT**
 Rezones changing Special Area or Neighborhood Regulations
 Major Subdivision (TM)
 Minor Subdivision (TPM)
 Boundary Adjustment
 Major Use Permit (MUP), purpose: _____
 Time Extension... Case No. _____
 Expired Map... Case No. _____
 Other _____

C. Residential Total number of dwelling units 14
 Commercial Gross floor area _____
 Industrial Gross floor area _____
 Other Gross floor area _____

D. Total Project acreage 7.85 Total number lots 1 (14 CONDO UNITS)

Assessor's Parcel Number(s)
 (Add extra if necessary)

266-281-04	268-120-44
268-120-15	
268-120-16	
268-120-17	

Thomas Guide Page 1168 Grid D-3
 STEVEN ROYCE DRIVE AND LINEA DEL CIELO
 Project address Street
 RANCHO SANTA FE 92067
 Community Planning Area/Subregion Zip

Applicant's Signature: _____ Date: 8-19-2015
 Address: 535 N. HWY. 101, SUITE A, SOLANA BEACH, CA 92075 Phone: 858-259-8212 X110
 (On completion of above, present to the district that provides school protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY **TO BE COMPLETED BY DISTRICT**

District Name: **SAN DIEGUITO UNION HIGH SCHOOL DISTRICT**

If not in a unified district, which elementary or high school district must also fill out a form?
Rancho Santa Fe

Indicate the location and distance of proposed schools of attendance.

Elementary: _____ miles: _____
 Junior/Middle: _____ miles: _____
 High school: Torrey Pines miles: 5.

This project will result in the overcrowding of the elementary junior/school high school. (Check)
 Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.
 Project is located entirely within the district and is eligible for service.
 The project is not located entirely within the district and a potential boundary issue may exist with the _____ school district.

Authorized Signature: John Addleman Print Name: John Addleman
 Print Title: Director of Planning & Financial Management Phone: 760-753-6491

On completion of Section 2 by the district, applicant is to submit this form with application to:
 Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - WATER
 ZONING DIVISION

Please type or use pen

JMIR RSF INN LLC C/O JMI REALTY LLC Owner's Name _____ Phone _____ 12250 EL CAMINO REAL, SUITE 160 Owner's Mailing Address _____ Street _____ SAN DIEGO CA 92130 City State Zip	ORG _____ ACCT _____ ACT _____ TASK _____ DATE _____ AMT \$ _____ DISTRICT CASHIER'S USE ONLY
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SECTION 1. PROJECT DESCRIPTION TO BE COMPLETED BY APPLICANT

A. Major Subdivision (TM) Specific Plan or Specific Plan Amendment
 Minor Subdivision (TPM) Certificate of Compliance: _____
 Boundary Adjustment
 Rezone (Reclassification) from _____ to _____ zone.
 Major Use Permit (MUP), purpose: _____
 Time Extension... Case No. _____
 Expired Map... Case No. _____
 Other _____

B. Residential Total number of dwelling units 14
 Commercial Gross floor area _____
 Industrial Gross floor area _____
 Other Gross floor area _____

C. Total Project acreage 7.85 Total number of lots 1 (16 CONDO) UNITS)

D. Is the project proposing the use of groundwater? Yes No
 Is the project proposing the use of reclaimed water? Yes No

Assessor's Parcel Number(s) (Add extra if necessary)	
266-281-04	268-120-44
268-120-15	
268-120-16	
268-120-17	

Thomas Guide Page 1168 Grid D-3
 STEVEN ROYCE DRIVE AND LINEA DEL CIELO
 Project address Street
 RANCHO SANTA FE 92067
 Community Planning Area/Subregion Zip

Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: _____ Date: 8-19-2015
 Address: 535 N. HWY. 101, SUITE A, SOLANA BEACH, CA 92075 Phone: 858-259-8212 X110

(On completion of above, present to the district that provides water protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY TO BE COMPLETED BY DISTRICT

District Name: SANTA FE IRRIGATION DISTRICT Service area RANCHO SANTA FE

A. Project is in the district.
 Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.
 Project is not in the district and is not within its Sphere of Influence boundary.
 The project is not located entirely within the district and a potential boundary issue exists with the _____ District.

B. Facilities to serve the project ARE ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached _____. (Number of sheets)
 Project will not be served for the following reason(s): _____

C. District conditions are attached. Number of sheets attached: _____
 District has specific water reclamation conditions which are attached. Number of sheets attached: _____
 District will submit conditions at a later date. (FOLLOWING DEFINITION OF SPECIFIC REQUIREMENTS BY THE OWNER.)

D. How far will the pipeline(s) have to be extended to serve the project? _____

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: Marissa Potter Print Name MARISSA POTTER
 Print Title ASSOCIATE CIVIL ENGINEER Phone 858 2275792 Date 8/25/15

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT
 On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
 Planning & Development Services – Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123

Attachment G – Ownership Disclosure



469
County of San Diego, Planning & Development Services
APPLICANT'S DISCLOSURE OF OWNERSHIP
INTERESTS ON APPLICATION FOR ZONING
PERMITS/ APPROVALS
ZONING DIVISION

Record ID(s) PDS2015-TM-5609

Assessor's Parcel Number(s) 266-281-04-00, 268-120-15-00, 268-120-45-00, 268-120-46-00

Ordinance No. 4544 (N.S.) requires that the following information must be disclosed at the time of filing of this discretionary permit. The application shall be signed by all owners of the property subject to the application or the authorized agent(s) of the owner(s), pursuant to Section 7017 of the Zoning Ordinance. **NOTE:** Attach additional pages if necessary.

A. List the names of all persons having any *ownership interest* in the property involved.

JMIR RSF Residential Series LLC _____

B. If any person identified pursuant to (A) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

RSF Residential TRS LLC _____
RSF Residential LLC _____

C. If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

N/A _____

NOTE: Section 1127 of The Zoning Ordinance defines Person as: "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

John C Kratzer
Signature of Applicant
John C. Kratzer
Print Name

----- OFFICIAL USE ONLY -----