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SAN DIEGUITO PLANNING GROUP
P. O. Box 2789, Rancho Santa Fe, California 92067

MINUTES OF MEETING

MARCH 18, 2004

1. Meeting called to order 7:08 p.m.

PRESENT: McGee, Doughty, Stewart, Dill, Jones, Liska, Ritt, Hickerson, McCarter, Hickerson
(member-in-waiting), Hohman, LeMarie, Marks
ABSENT: Willis, Reed, Schlosser

2. AGENDA REVIEW

3. APPROVAL OF MINUTES

February 19, 2004 – postponed to April 1, 2004
March 4, 2004 - accepted

4. OPEN FORUM -

- A. Ron Merino spoke regarding the new custom bus shelters within the Covenant. RSFA, using the Cal Trans grant to assist in constructing these shelters. Their architect designed new shelters that are more in compliance with the Covenant's design standards. DPW/Lee Schick is requiring an encroachment permit and has required comments from the Planning Group. Mr. Merino is asking that this item be placed on the next agenda.
- B. Al Frowiss spoke regarding the proposed school location in Escondido on Del Dios Hwy at Via Rancho Pkwy intersection. Their former proposed location on Lorie Lane received so much objection that they rejected the location and now proposes this one. SC 75 now shows possible resurrection with this new information.
- C. Also noted is Al's request to the City of San Diego to clean up the trash on Via de la Valle. He received a response regarding the repair of the roadway but not regarding the trash. Widening of Via de la Valle within the City's boundaries tentatively scheduled for from May - December adding bicycle lanes both directions – during racing season, rather than gnatcatcher nesting season.
- D. John Stewart has requested the Escondido school issue be placed on our next agenda to take possible action and response to the City of Escondido.
- E. Lillian Ritt comments about the trash on Via de la Valle informs that Don Willis was going to contact the City to conform to new fire regulations adopted by the City to maintain brush clearance. She does not know the status.
- F. Lillian Ritt commented about the horse trails. RSFA Planning Committee report going to CSD to get some changes on two issues – parks & landscaping improvements.
- G. Laurel LeMarie discussed indemnification, such as the rocks in the roadways that prevent people from parking on the trails. Who is liable in case of an accident? Attempts to bring these concerns to County staff did not reap much success in finding an answer.
- H. HOV lane on Hwy 15. Years ago, it was determined that high mileage vehicles could also use these lanes with permit. He noticed the HOV lane was starting to slow down and in measuring recent traffic, this lane was two miles further behind than the regular lanes.
- I. Announcement that the Fairbanks Ranch Fire station was going to move to . Bruce reviewed the El Apajo Specific Plan. The current fire station does not meet earthquake standards and a review of the building by an architect recommended re-building rather than retro-fitting because it would be more economical. The Fire Dept. decided to search for new alternatives. The parcel next door had traffic and drainage issues as well as an unwilling seller. A parcel at the corner of El Apajo and San Dieguito Road on the south side also was an unwilling seller. That brought Horizon Fellowship's property into negotiation. Nativity is very active and very successful in their growth. They also now own the former Fairbanks Country Day school and have become the

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biggest landowner in the El Apajo Specific Plan with 28+ acres. They have offered 1-1/2 acres of land to the Fire District, all allocated as Open Space. Their purpose was that the Fire District would be required to build a bridge, which would open access for Horizon patrons directly to San Dieguito Road. This property sits in the 100-year flood plain and is typically under water during the rainy season. The Fire District would also need to cut down many of the trees and fill some of the land to mitigate the flooding. The HOA of Del Rayo Downs is hoping to assist the Fire Dept. in finding a more suitable location that would not reduce this open space. Many problems and concerns arise from this proposal. The El Apajo Specific Plan was written to control the growth beyond capacity in this area. The MUP should be reviewed to determine if the land use is appropriate. A new religious ordinance is being drafted and the regulation should be scrutinized. Al Frowiss discussed the original development of these establishments. The former SDPG members voted their majority in opposition of the Church of The Nativity. The MUP for Fairbanks Country Day School had restrictions that have not been met, 20 years later. The Planning Group has consistently objected to continued development of this area due to the constraints of the area.

5. GENERAL PLANNING ITEMS:

- A. 8:00 p.m. TIME CERTAIN – General Plan 2020 Conservation Subdivision concept – 45 minute film clip presented explaining the concept.

6. MAJOR PROJECTS AND LAND USE ITEMS:

- A. TM 5278 RPL 1 – tentative map replacement for 6-lot subdivision on 19 acres on Aguilera Lane n/o Elfin Forest Rd, TBM 1148-G1. Applicant: Albert and Violetta Anderson – this project has already been reviewed on April 18, 2002 by the SDPG offering recommendations to the map which voted 12-0-0 in favor of submitting the letter listing those recommendations. The applicant has now returned with revisions reducing this project from 8 parcels to 6 parcels. The County staff have requested further comment from SDPG to the revision. Agricultural Safe Harbor being recommended by the applicant to preserve the hillside, which is used for harvesting of native seeds.

MOTION by Doug Dill to draft a letter to provide a letter to the County with the following recommendations:

1. Develop private road maintenance agreement with a funding mechanism,
2. Continue consultation with the Elfin Forest and County Trails Committees to create dedicated trail system and/or links to the existing trails,
3. Design standards for outbuildings and fencing at point of development consistent with community character,
4. Compliance with the community's dark sky policy as outlined in the San Dieguito Community Plan.

Seconded: Doughty

Discussion ensued regarding item #3 being too restrictive and design guidelines are too manufactured for the community. Point #3 was revised and removed "CC&R's"

Ayes = 10

nos = 0

abstain = 1

Marks

- B. TM 5348+s/3-/84 – Tentative map for Crosby Estates – golf Clubhouse Villas, 20 SFR lots on 3.4 acres and site plan for lot setbacks w/"V" designator, on Bing Crosby Blvd., TBM 1169-A. Applicant Starwood Santa Fe Valley Partners – setback and variance information and maps not available.

MOTION to continue this application until all appropriate documentation is available. Seconded: Hohman

Applicant withdraws the review for the evening and the motion has been withdrawn. This project is postponed to 4-1-04

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- C. TM 5349/S03-087 – Tentative map for Crosby Estates – Swim/tennis club villas, 50 SFR lots and site plan for lot setbacks w/“V” Designator and D1 designator for visual impact, on Bing Crosby Blvd., TBM 1169-AS1. Applicant: Starwood Capital Group Review of the application is withdrawn by the applicant and project is postponed until 4-1-04 when all necessary documentation is available.
- D. POD 03-07/POD 03-01 – Biological mitigation ordinance and weed abatement ordinance updates in response to Firestorm 2003. Adds BMO to County Code for fuel management exemption when authorized by fire agency. Amends existing WAO to make it consistent with SD County Fire Code requirements for fuel management around structures. Shifts responsibility to apply and enforce from CAO to DPLU. Applies to unincorporated areas not covered by a fire protection district. Review as follows:
1. applies to areas NOT covered by a fire district. Most fire districts have ordinances that incorporate the County ordinance by reference.
 2. Moves enforcement to DPLU, with concern to the ability to timely respond to infractions
 3. Redefines weeds and rubbish and refers as flammable vegetation.
 4. Allows clearing of “open space”. It is recommended that “open space” allocation not be affected nor utilized for fire clearance.
 5. Treats all situations the same, with no regard to the slope, in which fire travels faster the steeper the slope.
 6. Fire District believes it is important to the community not to impede the implementation of the proposed changes.

MOTION by John Stewart to write a letter to the Board of Supervisors, signed by the Chair, endorsing the Biological Mitigation Ordinance and Weed Abatement Ordinance changes as proposed, and urging expeditious passage. Further, request the Board of Supervisors to ask staff to address issues 2 through 5 above, as possible refinements of the present changes. Seconded: LeMarie

Discussion ensued questioning what is the purpose of this ordinance and whether it is effective in its intent and purpose.

Ayes = 2	nos = 5	abstain = 3
	Hohman	Dill
	Ritt	Marks
	Jones	McGee
	LeMarie	
	Doughty	

MOTION by Lois Jones to that County Staff re-address the proposed ordinance for better definition and purpose. Included in their investigation should be the points outlined above. Seconded: Marks

Ayes = 7	nos = 3	abstain = 0
	Doughty	
	Ritt	
	Hohman	

- E. AD 99-054W4 – administrative permit to add 4S Ranch Neighborhood 2. Units 1, 2, and 3 (tract #5216) to 4S Ranch HOA, Dove Cyn Rd. @ Bernardo Ctr Dr. and Carmel Valley Rd. TBM 1149-G5. Applicant 4S Kelwood – postponed to 4-1-04
- F. S04-012 – site plan review for siting, setbacks, street elevations (roof lines and elevations) for 4S Ranch tract #5229RPL2, 133 SFR lots on 17.45 acres, Rancho Bernardo Rd @ Ralphs Rch d, TBM 1169-E2. Applicant: John Laing Homes – postponed to 4-1-04
- G. S 03-066 REPL – replacement site plan for 4S Ranch Tentative map TM 5334 RPL1, 140 condos on 7.08 acres n/o Rancho Bernardo Rd. between 4S Rch Pkwy and Town Square Pkwy. TBM 16169

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7. REGULATORY PROJECT ITEMS:

- A. ZAP 04-002 – application to construct wireless telecommunications facility with 12 pannel antennae on 50' monopine or broadleaf tree, with electronic equipmentshtelter at 16960 Mesamint St., 4-S Ranch Business Park, Sony lot, TBM 1169-G3, Applicant: Nextel – postponed to 4-1-04

8. REPORTS:

- A. Roads & Traffic – none
- B. Elfin Forest – none
- C. Del Dios – No Right Turn signs being considered for removal, at the effort of some residents of Date Lane. The owner of Hernandez Hideaway now owns Country Store, Olivenhain has plans to develop the pipeline thru Del Dios community.
- D. Parks/TAC – 1/30 heard RoundAbout study, but took no position, although felt it was a viable alternative, but feel they need a study on ALL alternative. It goes before the Board of Supervisors Mrach 24th. Funding for trails from Parks is on hold until the trails map is completed. Cell sites mapping in San Dieguito in relation to the trails map has been requested. No date has been determined for adoption of the Trails Map.
- E. Gen'l Plan 2020 – none
- F. San Dieguito River Park – none
- G. 22nd Ag District – none
- H. 4S Ranch – still building

9. ADMINISTRATIVE MATTERS:

- A. Congratulations to new Planning Group member-elect Tom Hickerson from 4S Ranch – e-mail is TR@USA.com
- B. Consideration and comments on circulation mail – none
- C. Discussion of Form 700

Meeting adjourned 10:45 p.m.

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