

ATTACHMENT G – Public Documentation



San Diego County Archaeological Society, Inc.

Environmental Review Committee

November 26, 2025

To: Mr. Aiden Pulley
Department of Planning and Development Services
County of San Diego
5510 Overland Avenue, Suite 110
San Diego, California 92123

Subject: Draft Addendum to the Harmony Grove Village Final EIR
PDS2025-SPA-25-001, PDS2024-ER-17-08-003A, etc.

Dear Mr. Pulley:

I have reviewed the cultural resources aspects of the subject Draft Addendum on behalf of this committee of the San Diego County Archaeological Society.

Based on the information contained in the documents provided on the PDS website, we have concerns with the treatment and ongoing care of the Johnston/Ward House, which was relocated under the Harmony Grove Village FEIR. In addition to being relocated, a Historic Preservation Easement was granted to the County in 2012.

After the beginning of the public review period of the current project, a revision was made to the Project Description wording pertaining to the Johnston/Ward House. The original wording was:
The historic Johnston/Ward House, untouched by the Project, would serve the community Homeowner's Association.

The new wording is:

The Historic Johnston/Ward House, untouched by the Project, is intended to be improved and operated by a third party to serve the community/public as a public museum, heritage gallery, and meeting place.

Who is the third party? Do they have the funding security for the long-term that the HOA would have? Does the County have any approval rights over the selection of that third party, given that it holds the Historic Preservation Easement?

We note the absence of any involvement of the County's Historic Site Board in the requirements for the Johnston/Ward House. Will the HSB be consulted regarding compliance with the Secretary of the Interior Standards?

Is there a document clearly defining what, if any, interior features are to be (and are being) protected in accordance with the Secretary of the Interior Standards? This subject would have

been addressed if the Johnston/Ward House had been brought to the HSB. It is now important to have for the County to fulfill its role under the easement. Note that the Harmony Grove Village FEIR mitigation measure CR M-3 called for the easement to address only the building's exterior, but the easement does not, we understand, limit the County's role to the exterior.

Thank you for making this project's environmental documents available on the DPS website.

Sincerely,



James W. Royle, Jr., Chairperson
Environmental Review Committee

cc: SDCAS President
File

PUBLIC NOTICE

SAN DIEGUITO PLANNING GROUP

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

7:00 pm, Thursday, July 10, 2025

MEETING MINUTES

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

1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE (Seat #):
Sharon Fogg (2), Phil Fisch (Vice-Chair) (3), Laurel Lemarie (4), Joe Zagara (5), Jennifer Callow (6), Susan Williams (7), Lorraine Kent (8), Nicholas Christenfeld (9), Thomas Velky (10), Beth Nelson (12), **Absent:** Don Willis (1), Douglas Dill (Chair) (11), VACANT (13)
2. AGENDA REVIEW
3. APPROVAL OF MINUTES: Circulated to members in advance of meeting for initials/comments. Vote to approve on June 12, 2025. Vote: Yes: 8, No:0, Absent: 2
4. OPEN FORUM - none
5. GENERAL PLANNING ITEMS:

A. Update to Lake Hodges Deteriorating Condition. State orders to lower water levels for reservoirs with poorly maintained dams have created an environmental crisis at Lake Hodges. Lake Hodges birds have had to go elsewhere for their rookeries, and there is a fish die-off. As the water levels drop, the lake's stench increases as the surrounding organic debris in the lake decomposes and cannot circulate and break down properly. Presenter: Robert Dudley, Citizens Advisory Council of The San Dieguito River Park, JPA.
Continue to August 2025 SDPG Meeting

B. Fairbanks Ranch Request for Widening San Dieguito Road Shoulders. Request support from SDPG for San Dieguito Road improvements. At three locations: the intersection of Circa Del Norte, the intersection of Circa, and Circa Del Sur. SDPG Member: Doug Dill
Continue to August 2025 SDPG Meeting

C. Via de Santa Fe Traffic Calming Measures. Vote to send a letter to the Traffic Advisory Committee regarding the hazardous and unsafe driving conditions on Via de Santa Fe between Calzada del Bosque and Via de la Valle. SDPG Member: Beth Nelson. **Discussion** followed with the audience present concerning the dangerous and unsafe conditions on Via de Santa Fe for pedestrian and horse crossings to local trails, as well as the increasing traffic issues.

MOTION: P. Fisch: Approval to send letter to TAC as presented.

SECOND: N. Christenfeld

VOTE: Yes: 10, No: 0, Abstain: 0, Absent: 2, Vacancy: 1

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D. Surf Cup/Polo Fields/Horse Park/Surf Del Mar Sports Complex – Status and possible vote on letter concerning latest Surf Cup/Polo Fields developments. Current Surf Cup (overuse) activities/status: not in compliance with property lease/deed restrictions, and related developments with adjacent 22nd DAA Horse Park and proposed Del Mar Sports Complex. SDPG Member: Beth Nelson. **Discussion** ensued with a minor spelling error to be corrected on the letter.

MOTION: B. Nelson: Approval to send letter to San Diego City Mayor and Council Members as presented.

SECOND: N. Christenfeld

VOTE: Yes: 10, No: 0, Abstain: 0, Absent: 2, Vacancy: 1

6. MAJOR PROJECTS AND LAND USE ITEMS:

- A. **PDS2024-STP-24-017 Sawtooth Residence Site Plan.** New two-story single-family residence with attached junior ADU, attached covered patio, and attached garage; detached garage and ADU; swimming pool, and spa; site grading and landscaping, entry gate. Location: 4832 Linea Del Cielo near Paseo Primero, Rancho Santa Fe, CA 92067, APN: 268-220-18-00. Applicant: Shane Felker, 858-299-3505; Applicant Contact: Brian Church, 858-793-3437; PDS Planner: Aidan Pulley, 619-972-8234; SDPG Member: Laurel Lemarie.

Continue to August 2025 SDPG Meeting

- B. **PDS2025-TPM-21474 Harmony Grove Village Lot-Split.** Discuss the implications of this SB-9 Subdivision for the entire planning group area. Address: 21820 Gallop Way, Harmony Grove Village, CA 92029, APN 235-624-01. Parcel 1:17,150SF; Parcel (new lot) 2: 13,450 SF. Applicant: Rajan Sachdeva, 508-542-0353; PDS Planner: Kamden J. Carrillo-Hough; SDPG Planner: Susan Williams.

Continue to August 2025 SDPG Meeting

- C. **PDS2025-SPA-25-001 Harmony Grove Village Live/Work Units.** 29 Live/Work dwelling units to be located on two existing vacant commercial parcels (APN 235-571-17 and 235-570-56) located at Country Living Way and Trail Blazer Lane. Applicant: HG NK Investors, LLC, NUWI Capital Inc., Atlantis Group, 310-420-8849; Project Contact: Jeannette Temple, 619-861-6734; PDS Planner: Aidan Pulley, 619-972-8234; SDPG Member: Susan Williams.

Applicant Glen Cardoso presented the project concept and design. He discussed retail development challenges and the historical uses of the building, along with Fire Marshal requirements.

Audience members present supported the live/work project.

SDPG Comments: Supports the urban living concept, including discussions on restrictions for specific business types and regulations related to noise and parking. Further discussions addressed signage and lighting questions.

MOTION: S. Williams: Approval as presented.

SECOND: S. Fogg

VOTE: Yes: 10, No: 0, Abstain: 0, Absent: 2, Vacancy: 1

7. ADMINISTRATIVE MATTERS:

- A. Community Reports
- a. New California State Law, AB 130, significantly limits HOA fines to \$100 per incident.
 - b. Update on the Chinese Bible Church: no progress has been made.
 - c. 4S Ranch Park is often used.
 - d. The 4th of July event in 4S Ranch was a huge success.
- B. Consideration and comments on the circulation mail
- C. Future agenda items and planning

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- D.** Prospective & returning Planning Group members:
SDPG member seat #13 is OPEN.
- E.** Supply orders and reimbursement of expenses.
- F.** **ADJOURNMENT- 8:50 pm**

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