



## Rancho Peñasquitos Planning Board Meeting Minutes

October 3, 2012

Attendees: Jon Becker, Joost Bende, Suzanne Brooks, Thom Clark, Bill Diehl, Bill Dumka, Steve Gore, John Keating, Ruth Loucks, Cynthia Macshane, Darren Parker, Jeanine Politte, Keith Rhodes, Scot Sandstrom, Mike Shoecraft, Dennis Spurr, Ramesses Surban

Absent: Charles Sellers, David Wiesley

Community Members & Guests (Voluntary Sign-in): Steven Govek, Charlette Strong Williams, Jill Dicarlo

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1. The meeting was called to order at 7:38 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present.
  2. Agenda Modifications: none
  3. MINUTES:  
**Motion: To approve the September 5, 2012 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C - Bende/Sandstrom/Approved, 16 in favor – 0 against – 1 abstention (Spurr).**
  4. Guests: No public safety agencies were present.
  5. NON-AGENDA, PUBLIC COMMENTS:
    - a. Phillip Samouris (BMR resident) noted that he'd received 1st notice in May 2012 about Camelot; distributed/reviewed a handout explaining concerns he and his neighbors have with the project (duplicate of handout distributed by Ray Hower at September 5, 2012 LUC meeting).
      - The proposed development rezones property from agricultural to core density and other issues including fire and environmental. Just learned today that they want to get into wetlands which will bring in another State agency.
      - Subarea Plan (May 2009) shows the northeast perimeter of this property in the phase shift area.
      - Reads it as fully discretionary, no vested rights and a member of the City's MSCP, Craig Hooker, stated there is no vested right to even the 30% of the land to be developable in a class that they cannot even ask for an adjustment of the MHPA boundary.
      - Egress/Ingress and emergency exit run side-by-side; huge issue for health & safety. He added that RPPB would be making a huge mistake to approve the project.
    - i. Becker stated that Camelot is not on our agenda and that RPPB still needs to review the outstanding cycle issues ie. EIR docs, etc. The City is still vetting all these issues.
    - ii. Samouris asked us to wait and was under the impression that RPPB was planning to approve this project before all the docs were reviewed.
    - iii. Politte stated that the applicant thought they were going to get us to vote at the last meeting, but that did not happen because of these issues.
    - iv. Rhodes stated that the property was part of the phase shift vote.

- v. Samouris referring to page 5 of their handout, that shows the area is not in the phase shift.
  - b. Diehl noted that RPPB elections will be in March; eligibility to run for a seat includes residency in the district and attendance at 3 meetings over the year prior the election.
    - i. Becker noted that he spoke to Sellers who would not be coming back; asked him to contact the resident in his district that has shown interest.
6. ANNOUNCEMENTS & INFORMATION ITEMS:
- a. San Diego City Development Services Dept. Report – Michael Prinz, not present.
  - b. San Diego City Council District 1 Report – Mel Millstein
    - Millstein informed the group that Councilmember Lightner is following the T-9 Bridge status and will update the new Councilmember installed in December.
    - Lightner is asking for review of military sequestration cuts to San Diego’s military; it will be a detriment to our local economy.
    - City Council is moving forward with approval of the SD Canyonlands proposal to change specific park parcels to dedicated from just designated; SB169.
      - Becker stated that they came to CPC last month and the parcels to be removed that RPPB conditioned their approval on were not on the list at that time. He asked that Council Office verify that RPPB’s recommended deletions from the proposed parcels be checked, that they are not included.
    - Managed Competition: Carmel Valley (Prop C) storm water project is in preliminary stages going out to competitive bid. City is putting additional projects out for competitive bid ie. Transportation/ Engineering, Customer Service, CIP, Trash Collection; so far the City has realized over \$8 million in savings.
    - Feather Ridge entrance ped ramp/sidewalk improvements were reported to have possibly taken Association property (planter bed) and the monument was damaged; the planter bed was in City right-of-way and paved over. Per City staff there was never an encroachment maintenance agreement signed giving the HOA approval to plant a flower bed.
      - Brooks asked noted that only one ped ramp was replaced which was concerning and the paving of the sidewalk damaged the monument. Millstein said he is working on getting resolution.
    - Politte asked if Mr. Carey’s concerns had been addressed (street trees, debris on public & private property and ped ramps along Rancho Peñasquitos Blvd. replaced). It was noted that replacement was to upgrade within new ADA standards prior to repaving. Additionally, bus bench was missing; no resolution to-date. Diehl stated that the bench was installed through the LMAD and Casey Smith is looking into. Politte asked for confirmation that the road will be repaved; no dates.
    - Bende stated the traffic signal to on ramp I-15 Southbound are short, causing back up and needs adjusting. Diehl added that Black Mtn. Rd. south at Carmel Mtn. Rd. also needs adjustment.
    - Diehl also reported that Octoberfest at Hilltop Park would be held on October 19<sup>th</sup>.
    - Fire Safe Council General meeting will be held October 21<sup>st</sup> at 2pm at Doubletree in El Dorado Room. Eddie Villavicencio will review the Brush Management inspections and timeline for next year’s inspections. Ann Fagi, who developed the plan they are following, will also be in attendance and residents will be able to use the Berkeley Self Assessment.

- Bende noted that in July his neighborhood was scheduled for inspection. The Alpha Project came out this summer and cleared canyon brush behind his block adding that he never saw an inspector. Spurr said that if the inspectors were able to see enough of a parcel from a neighboring property and it was in compliance, then they probably did not make contact with the resident.
- Becker asked if Lightner had been in contact with new Councilmember Mark Kersey yet. Millstein said that new Council members will be installed on December 3, 2012 but hasn't heard of any contact with Kersey. Becker added that he has attempted to contact Lori Zapf and will try again.
- Diehl noted the pictures in Council Committee Room need dates added (City Hall).
- Brief discussion of shifting office spaces at City Hall for Council Districts.
- c. San Diego County Board of Supervisors, District 3 Report
  - Becker noted that Steve Hadley was no longer with the Supervisor Slater's office.
- d. Assembly Member Nathan Fletcher's Office Report – Sterling McHale, not present.

## 7. BUSINESS.

### a. **Mira Zanja Corte (Evergreen Nursery) Wireless, Project No. 275485 – Tim Henion (Action Item)**

Becker reported that Henion stayed through the September meeting and gave a brief presentation during the Telecomm report.

Henion reported that the project uses their existing site, applying for a new permit and upgrading the antennas.

Approved for 12 antenna on a mono-palm and will only install 6 which are slightly wider than existing.

- Parker noted that the committee recommends approval of the project.
- Bende asked if socks were included; not available for palms. Could paint the antenna.
- Politte asked if conditions we discussed last month were included to shorten the arms of the antenna? The arms are not being replaced and the applicant would not favor replacing the arms. Henion said the arms stick out approx. 5 feet from the pole. The fronds are 9-10 feet long.

**Motion:** To approve the Mira Zanja Corte (Evergreen Nursery) Wireless Project No. 275485 with the following conditions: 1) camouflage painted antenna and 2) use the maximum number of fronds the structure will support. M/S/C – Parker/Clark/Approved, 17 in favor – 0 against – 0 abstentions/recusals.

### b. **Kilroy Reimbursement Agreement between City & Caltrans, TH T-9 Bridge – Robin Madaffer (Action Item)**

Rhodes and Dumka recused themselves.

Becker suggested that RPPB streamline the discussion as much of the agreement has been vetted at previous RPPB meetings and earlier tonight in the LUC meeting.

- Bende noted that in LUC he commented on the timeline and to clarify, it states that Kilroy's obligation to complete the design by July 2015. He thanked the committee and City staff for working on this between RPPB meetings and getting the exhibits to us for review. He added that the City will sponsor and see this through to build.
- Bende recommended our approval should contain a condition that Kilroy support RPPB to include: within 60 days, get our 3 City Council members together with RPPB/LUC/State level representatives to build the political will. He added that even with the completion of the bridge design, there is no guarantee it will get built – we

- need the political will to see it is completed. Homebuyers were told the bridge would be there. Unfinished roads/bridges in communities are causing problems with freeway traffic in multiple areas of the City. Examples: Regents Rd. and removal of Camino Ruiz across Peñasquitos Canyon to Camino del Sur were removed, but they would have locally connected communities.
- Becker asked Bende if it is necessary to approval or provide a recommendation to proceed. Bende said as a Process 5, its ultimately a recommendation. Bende stated that he would like to tie the award of the build contract as opposed to just design completion or 'assured' in allowing occupancy of the 2<sup>nd</sup> 300,000 sq. ft. to guarantee the bridge being built. Leaves things up in the air still if the commercial real estate/leasing market doesn't pick up. Do we take the risk as a board?
  - Madaffer said that Kilroy would be happy to facilitate a meeting and be involved in the community. TY Lin, bridge engineering firm designing the bridge, has already been approved by Caltrans and the City; they anticipate involvement through construction. As to tying occupancy to bridge build, it is market related. Kilroy is in a better position to market this property for lease with the bridge getting done.
  - Keating asked Madaffer if there is anything they can do to alleviate our concerns stating that Bende really wants us to feel more comfortable approving this. Madaffer said the FBA already has monies are available to build the bridge.
  - Becker asked that we get the political will and that the City and Caltrans agreement to this board which gives us 3 updates on the status. Becker would like that to be quarterly updates to try to track this a little closer to assure the community that it is moving forward.
  - Bende added the TH PFFP could make this transportation project a priority in the plan. Diehl agreed.
  - Steve Govek asked if the money was already available to build it, why hasn't it been designed and built yet, why is Kilroy even tied to it? Diehl stated that he thought it might be cheaper for the City to have Kilroy design it versus the City putting it out to bid and overseeing the process.
  - Jill Decarlo, Torrey Santa Fe HOA representative, said the HOA is in favor of Kilroy designing the bridge but in listening to the discussions she noted that Torrey Santa Fe Rd. residents will be impacted when the buildings are completed. Intuit's management has adjusted scheduling to help with traffic impacts and the HOA has addressed their complaints directly with Intuit. They would like assurances that the bridge gets built especially if Santa Fe Summit moves forward.
  - Spurr noted that he read the September meeting minutes and felt the issues were well discussed; no additional comments.
  - Gore said that he looks at the alternative of no bridge saying that he could see us approving the agreement. The opportunity is now and trusts that the current plan will move forward with support of the City.
  - Parker stated that the bridge would not get built without Kilroy's support but he would like assurance that the City will move it through.
  - Brooks, referring to the timeline, asked if the bridge or the buildings (Santa Fe Summit II & II) would be built first. Madaffer stated that Kilroy is ready to get the bridge design process started. Brian Brady with Kilroy stated that it is market driven and they can't commit to build Santa Fe Summit II & III with only half the

- occupancy. The timeline for the bridge design is a 2 year window and it would probably be 2 years before Caltrans would be looking at the build schedule.
- Bende stated that per the timeline bridge design could be completed by August 2015; Santa Fe Summit could be opened before the bridge is built if the market is there, a slight chance.
  - Clark said that the timeline states that CEQA is scheduled for May 2014, during that time the geo technical, soils, biological reports will need to be completed before the bridge is designed; is that correct? The bridge structural design doesn't start until those studies are done and factored in. Then the Bid process begins.
  - Keating said the reiteration cycles could impact the timeline.
  - Macshane asked why wouldn't Caltrans want it built? Becker noted that it's not in Caltrans interest to build City streets over their freeways adding that the City will lead (sponsor) this project through Caltrans to get it built with help from the political will created.
  - Surban stated that this is a chance to get a chance or nothing. He asked what does the Community give up, is there a risk? Becker said the downside is that the bridge does not get build and Santa Fe Summit does. The political will is needed to usher this forward; FBA funds are there to build. Surban suggested that the 'chance' taken is Kilroy designing the bridge but if the bridge isn't built their development fees have already been spent on a design for a bridge that doesn't get built, and then the funds are not in the FBA available to supplement the cost of building Camino del Sur south to Dormouse.
  - Sandstrom stated that Kilroy would front the funds and design the bridge in trade for the additional 300,000 of occupancy (600,000 sq. ft. total). Looking at the risk, he said he believes the bridge will get built. The EIR for Torrey Santa Fe has the alignment for the bridge already in it. The bridge already has a 30% geometric alignment design in it. The community plan shows roughly where the bridge will go, but the specifics under Caltrans' standards will be finalized during the design process. Community input will be called in during open forums and planning phase. In weighing all this and the committee's work to get to this point, the risk is worthy.
  - Clark stated he was curious about the environmental side, about traffic triggers or impacts that Kilroy's 600,000 sq. ft. would trigger the need for this bridge to be built.
    - Diehl noted that the bridge is not in the phasing plan.
    - Sandstrom added that the bridge is in the community plan with finance mechanism, it just isn't triggered by anything. The intersection of Torrey Santa Fe and Camino del Sur will operate at a Level C or better at full build out of the community with or without the bridge. No project was conditioned as a mitigation measure to have the bridge. It's a secondary access and was negotiated as a convenience to get to Torrey Santa Fe center and get the project approved.
  - Clark noted Exhibit C where it describes the expected environmental results to be a mitigated negative declaration; concerned there might be something to hang this up.
  - Bende stated the highway has already been studied and adjacent/adjoining roads have been graded for this connection.
  - Madaffer said the bridge has been reviewed assuming a mitigated negative declaration because site is fully developed and previously analyzed They are fairly comfortable, but will still have to go through the process.

- Clark said that he is trying to feel comfortable with environmental side and not dragging it out because of a new environmental issue.
- Madaffer added that engineers have already been out to the site.
- Becker asked if Helix Biological had been out? Madaffer said yes. Becker added that they would have done a cursory review with an understanding of all the facts to-date.
- Clark stated he was just leary when it comes to EIRs.
- Diehl said the bridge will get built. Kilroy's involvement may speed it up adding that the City contacted Kilroy, suggesting the agreement, and it may result in saving us 2-3 years of process to get the bridge built.
- Keating said that his biggest concern is getting the secondary access to Park Village and was reluctant to building the bridge first. But after reviewing this, he is concerned that if the bridge isn't built, there will still be 2 gaps (roads/bridges needing to be built).

**Motion: To recommend approval of the Kilroy reimbursement agreement between the City of San Diego and Caltrans to design the Torrey Highlands T-9 Bridge with the following condition: Kilroy will host a meeting within 60 days of approval with RPPB, Councilmembers Lightner and Zapf, Councilmember-elect Kersey, and any State elected officials (Maienschein, Fletcher) to build the political will to ensure this project is built. M/S/C – Bende/Clark/Discussion.**

- Diehl asked about 60 days from when and it was suggested that we look at 60 days after City Council's approval.
- Bende said that it would be an informational meeting and the sooner the better.
- Politte suggested that were modify it to within 60 days after RPPB's approval of the meeting minutes.
- Bende & Clark agreed to Politte's modification of the motion.
- Bende added that the risk, economic forces at play and the loss of Kilroy putting up the money now; there is the chance that the bridge is built before Kilroy finishes Santa Fe Summit and Caltrans wants to move the project forward.
- Becker suggested that we amend the motion to include quarterly updates with Kilroy attending RPPB meetings to report; Bende and Clark agreed to the amendment.
- Becker added that there are levels of assurance.
- Gore stated for clarification, the community is Torrey Santa Fe and the road is Torrey Meadows Dr. where the bridge will cross over SR-56.
- Torrey Santa Fe resident asked for clarification on the tradeoffs, one being the bridge and the other being Camino del Sur going south. Becker explained the transportation phasing plan is triggered by trips (traffic) and how developers are tied to them being built. Once the trips increase to a certain milestone they trigger the completion of roads. What is occurring through this process is that by Kilroy fronting the design of the bridge, their burden to complete southbound Camino del Sur would be eliminated. The resident asked if this would delay Camino del Sur from getting competed. Becker stated that the other developers who hold onto that land south would be responsible for fees that would build Camino del Sur and other roads south of SR-56 toward Park Village. Those won't move forward until those projects move forward to be built which is mainly Rhodes Crossing. The resident asked if the delay on Camino del Sur would hinder the bridge? Rhodes stated that Rhodes Crossing won't get built without roads being build; they are conditioned on Rhodes Crossing getting permits.

- With no further discussion, Becker called for a vote on the amended motion.

**Motion:** To recommend approval of the Kilroy reimbursement agreement between the City of San Diego and Caltrans to design the Torrey Highlands T-9 Bridge with the following conditions: 1) Kilroy will host a meeting within 60 days following the approval of RPPB's meeting minutes with RPPB, Councilmembers Lightner and Zapf, Councilmember-elect Kersey, and any State elected officials (Maienschein, Fletcher) to build the political will to ensure this project is built, 2) Kilroy will attend RPPB meetings quarterly to provide status updates. M/S/C – Bende/Clark/Approved, 15 in favor – 0 against – 2 recusals (Rhodes & Dumka).

c. **Torrey Highlands PFFP Update – Charlette Strong Williams (Action Item)**

Rhodes and Dumka recused themselves.

Rhodes reported that the committee met with every decision maker, City staff and the bridge engineers on 9/25/12; City spent a lot of time to get through these issues, praised City staff for their diligence.

Strong Williams reported that the meeting reviewed the concerns discussed at the last RPPB meeting. The EIR language that Becker found was added back in to the document (related to T-3.1A and T-3.1B). T-9 Bridge location is articulated more clearly on the project page. T-14 Bicycle Connectors language was articulated more clearly. The connectors are on the master plan but only the two Torrey Highlands connectors will be paid for by Torrey Highlands FBA funds (\$220,000) so the language was modified to state clarify.

- Bende stated that T-14 shows connectors in PHR and TH plans; prefers that there is no co-mingling of funds between communities. The Description describes both locations, but doesn't separate them until the Funding Issues language. Strong Williams noted that because they are in the Master Plan they are together, but each plan separates them.
- Keating added that it would be nice to get the ramps done at the same time the bridge is built.
- Becker noted the expenditures for T-3.1A were added back in, which were missing in the previous draft. Strong Williams said that it is very hard to maintain consistency across multiple community's plans so the exercise was to remove the timing for projects when they were listed in another PFFP and then a community would need to look at the other. In the process, expenditures were also removed. Becker added that the expenditures that were added back in reflected the funds spent on the EIR for the project, which has yet to be built.
- Strong Williams noted that a project was added for the TH fair share of the Northbound Connectors (T-15) showing \$1.482 million that TH would contribute.
- Rhodes stated that \$1.482 million was agreed to and wouldn't change in the future; Strong Williams said this would memorialize the amount. Rhodes suggested the addition of language that the amount was 'fixed' or 'capped'. It was noted that the language may not be in all three PFFPs (BMR, PHR and TH) but it should be. Strong Williams said that the language for stating that these amounts are capped or fixed that was added in 1997, will check if in all three PFFPs.
- Becker said the language stating that the 'TH amount is capped' should be included as a condition of the motion.

- Brief discussion on the total cost of project, regional sources, State and Federal monies.
- Clark referenced the document draft that did not include T-15.
- Becker described the new document that Strong Williams emailed to him on Monday; it was noted that some members did not get them via email.
- Strong Williams distributed a document that was not send previously.
- Bende referenced page 135, keynote 7, basically mentions the release of Kilroy for the development of Santa Fe Summit II & III, Phase 4 of the Transportation Phasing Plan in trade for funding the bridge design project and tying the occupancy certificate for the 2<sup>nd</sup> 300,000 sq. ft. to the City Engineers satisfaction that the bridge is assured in accordance with the Reimbursement Agreement. Bende asked where else is the T-9 project listed as a top priority. Strong Williams referred Bende to page 80 noting that the project is slated for 2014.
- Diehl stated there is no priority list in PFFP adding that RPPB sets the priorities and the City determines dates based on our priority and cashflow.
- Bende stated that Diehl was probably the most experienced and senior member of RPPB and the PFFP/priority process, then asked if Diehl was satisfied with the project description and dates that ensures for the T-9 project; Diehl replied yes. Bende thanked Diehl for his review and with that stated that he was also satisfied.
- Strong Williams stated that Item 20 in Phase 5 which refers to the Northbound Connectors to I-5 and on page 135, keynote 8 (f) was added per the committee's recommendation.
- Strong Williams stated the cash flow still reflected the 26% decrease discussed in September.
- Brief discussion on Torrey Highlands Cashflow Chart (Table 7) and the balance of funds left in it after 2020.

**Motion:** To approve the FY 2013 Torrey Highlands FBA/PFFP as presented with the condition that T-15 notes reflect that the \$1.482 million Torrey Highlands contribution is 'capped'. M/S/C – Diehl/Becker/Discussion.

- Bende thanked the committee.
- Diehl asked how often PFFP would be updated? Strong Williams replied that updates are directed by the Mayor. Becker added that the Mayoral candidates have come out and said they want to review the processes.
- Politte asked if the fees to update Community Plans that were proposed as an assessment to permits would still move forward; Becker said he believed that the process would move forward.
- Diehl added that when the next PFFP update comes around, RPPB should again look into removing the pool and he would like more information on the Wildlife Center that is in the TH FBA/PFFP. It was noted that the Wildlife Center was required as part of the EIR.
- With no further discussion, Becker called for a vote of the motion.

**Motion:** To approve the FY 2013 Torrey Highlands FBA/PFFP as presented with the condition that T-15 notes reflect that the \$1.482 million Torrey Highlands contribution is 'capped'. M/S/C – Diehl/Becker/Approved, 15 in favor – 0 against – 2 recusals (Rhodes & Dumka).



d. **City's Capital Improvement Program, Project Review & Prioritization (Discussion Item)**

Becker reviewed the CPC's plan to review CIP Projects Citywide by planning area. This is a first time effort at the City to include all community planning groups in the prioritization process for next year's CIP projects list. RPPB communities have PFFPs that direct projects within our boundaries and older communities have other mechanisms to review Capital Improvement Program projects. Our weighted list needs to be submitted to the CPC by November 7<sup>th</sup>. Becker added that he'd like to create an Ad-Hoc Committee to oversee the process so the list can be approved at our November meeting.

- Politte said that her understanding was that besides reviewing the projects already on our lists, that the community be included, soliciting ideas for new projects the community might recommend. She added that we might find there are other issues that we are just not aware of and need to address. Politte asked how do we weight projects that are half done; ex. SPS 62/84 is almost done on our side. The forms look like they are for projects not already vetted and in process.
- Gore also thought it was an opportunity for the community to be involved as an example to look at the Torrey Highlands Neighborhood Park and what they would like to see there. Diehl stated that Park & Rec Council designs parks and decides what goes into the parks. Rec Council also prioritizes; Politte added that RPPB approves Park & Rec Council's prioritization lists and we can change the project priorities.
- Ad-Hoc Committee volunteers: Surban, Gore, Becker, Diehl, Shoecraft; all members and residents are welcome to participate.
- Surban added that he understood the process to select the items on our lists.
- Diehl noted that all existing projects on the CIP lists are funded, suggesting that the City should get them done before we push new issues that are not funded. The money is there for our projects, but the City is not building the parks, etc.
- Bende stated that he heard the City doesn't have the staff to maintain new parks; Diehl said that updating Tot-lots shouldn't be a problem and they'd be less maintenance.
- Diehl added that City Engineers and CPC reps at the CPC presentation said that we shouldn't worry about funding for the project recommendations. It's the City's responsibility to find the money.
- Politte referred to the list noting the Library HVAC project looks like its short monies to complete.
- Becker asked everyone to meet after the meeting to coordinate the 1<sup>st</sup> meeting and get this moving.
- Brief discussion on the process and how to gather input ie. Survey Monkey or other input gathering mechanisms (social media), guidelines that we give the community for their input, etc.
- Darshana Patel will solicit community input using the Town Council's distribution list and RPPB will distribute to our distribution lists.

8. **REPORTS.**

a. **Chair Report – Jon Becker**

- Cresta Bella – Becker stated that he spoke with Dan Lee and they are moving forward with repairs to the sidewalks and replacing the old driveway approaches. Lee has

been directed by his client to move this through the City. Politte reported that Bell Fridman said that Cresta Bella is not pulling permits to do the repairs; brief discussion about the FBA fees they paid for the extra units that were built and sidewalk repairs, whether or not required. Politte added, Cresta Bella owner's property across Carmel Mtn. Rd. was allowing the grass to grow (extremely long last week) and she had heard they were not accepting any new HUD clients; HUD contract was near expiration.

- Becker reported that he sent a letter to Town Council for Fiesta.
  - AIA will be holding a Mayoral Debate on 10/15/12; he added that both candidates want to listen to communities through the CPC/CPGs.
  - Substantial Conformance Review for Chelsea Project (BMR) - Becker asked Dumka to report.
    - Chelsea Investments is developing 165 affordable units adjacent to Del Norte High School. It's a family oriented project, 2 & 3 stories with swimming pool and recreation center. The project will include 1, 2 & 3 bedroom units, affordable to families with less than 65% of the area median income. The project conforms with BMR Guidelines and zoning.
    - Becker asked about parking plans. Dumka stated that Chelsea is proposing to use current standards but Chelsea will go green with surplus space if requirement changes.
  - Becker stated that he received a letter from Gary Pense that Camino del Sur's speed limit will increase from 45 mph to 50 mph between Carmel Valley Rd. and Lanza Drive to meet State standards and be enforceable.
  - Walk San Diego has a new app and looking to find the 5 best streets.
  - Alcohol Policy Panel to curb underage drinking is being put on by The Institute for Public Strategies on 10/12/12 from 9 am – 11am, reply/RSVP by 10/5/12. It was noted that flyer did not include location.
  - Becker said that Kelly Broughton reported to the CPC that Development Services would be reorganizing and community plan updates.
  - Macshane stated that she moved to Rancho Peñasquitos in 2005. She noted there is a brush management issue in the Water Authority's easement adjacent to BMMS where students walk to the back of MCHS's campus. Does RPPB have any authority to get it cleaned up? It was recommended that she contact Mel Millstein at City Council office to get remedied.
- b. Vice-Chair Report – Joost Bende, no report
- c. Secretary Report – Jeanine Politte
- Politte reported that David Wiesley emailed his resignation; he stated that he didn't have time to devote to RPPB. Becker will follow-up to accept his resignation via email. Becker asked the group to get the word out about the vacancy.
  - Politte reported that taking recyclables out of the blue trash cans is a violation of City regulations.
  - Politte noted that there seems to be an increase in drug activity being reported on the daily police activity emails and lots of 'take car without owner's permission'; concerned there is more activity than usual related to these two types of crime in the northern end of PQ.

d. Standing Committee Reports:

- Land Use (Thom Clark)
  - Clark reported that Camelot is still working through cycle issues ie. environmental issues, crossing water and separate exits.
  - Becker added that the Widening of Carmel Valley Rd. (from Camino del Sur westerly to Fairbanks Highlands) is on hold for a few more months before they come to us.
    - Gore said there is a bridge there too and asked if the bridge would need to be widened also?
- Telecomm (Darren Parker)
  - In Parker's absence, Politte reported that AT&T (Westview High School) did not show for the Telecomm meeting this or last month; Parker has called the applicant and the City to get answers on their status. February 2012 Notice lists Crystal Patterson with PlanCom as applicant for Neighborhood Use Permit #238694 and is the notice for Future Decision by City Staff. Becker said that Parker should contact Karen Lynch-Ashcraft to follow-up on status.

e. Ad Hoc Committee Reports:

- FBA/PFFP Prioritization (Keith Rhodes) – no report
- Cresta Bella/Doubletree (Jeanine Politte) – no additional information
- Our Lady of Mt. Carmel (Joost Bende) – no report
- Santa Fe Summit II & III (Scot Sandstrom) – no additional information

f. Liaison and Organization Reports:

- Black Mountain Open Space Park (Bill Diehl)
  - Diehl reported that the Lead Ranger has taken a position as a Aquatics manager.
  - The Ranger Station price has increased from \$1.2 million to \$1.6 million. Diehl noted that he has asked how the funds to-date have been spent. He added that RPPB put in \$360,000; he noted his concern with oversight, how much was received from other sources and who determines which monies get spent first and if there is monies left over, where does that money go. It was noted that Stacy LoMedico and John Tracanna should be able to tell us how funds have been spent and who decided. It was agreed that if the Ranger Station is not going to be built, then RPPB should get their money back.
- DSD Facilities Financing (Bill Diehl)
  - Diehl reported that he is still working to get updated Community Fund(s) balance lists.
- MCAS Miramar Community Leaders Forum (Dennis Spurr)
  - Spurr reported that the Miramar Air Show will be on October 13<sup>th</sup> & 14<sup>th</sup> and the Blue Angels will be performing.
  - Miramar helicopters are now a part of a mutual aid agreement to assist in fighting local fires. During the 2007 fires, the military wasn't allowed to provide fire suppression support via aircraft; they have the assets, training, skill sets, and trained to meet Cal Fire Standards. Cal Fire personnel will be on military helicopter for guidance. Firefighting at night and in high winds will continue to be a problem for all aircraft. He noted that Miramar airfield belongs to the Marines and the surrounding areas are federally owned.

- PQ Fire Safe Council (Dennis Spurr)
  - Spurr reported that the Fire Safe Council will hold a meeting on 10/21/12 at 2:00pm to review this summer's brush management inspections and 2013 inspections; as previously announced in the open forum. Bende recommended that everyone who has property on a canyon should attend.
- PQ Town Council (Mike Shoecraft/Cynthia Macshane)
  - Macshane reported that the Town Council is looking into developing a logo for additional signs. Two issues: logo and sign approvals. Is there approval process for what a logo image would be? She asked about RPPB's logo, its origin and if RPPB would need to approve a logo and the placement of an advertising monument sign.
  - Becker asked if it's banners or fixed signs? Surban said it was more like a kiosk.
  - Diehl stated that the existing sign at Carmel Mtn. Rd. and Black Mtn. Rd. intersection is on private property and the Town Council has the permit. Shoecraft said the Town Council has turned over the sign updates to another group.
  - Diehl reported that he spoke with Casey Smith, LMAD Supervisor, about signs in the public-right-of-way; it would be just 2 poles and they would need to put their sign in between the poles. Location would need to be approved.
  - Diehl added that the Town Council and RPPB logos are not the same. T TC's logo says PQ and RPPB's logo says RP and they both were designed in the 90's using the Los Peñasquitos Rancho (Alvarado brand) (<http://courses.csusm.edu/hist347as/sources/brackett.htm>). Other groups have used the Rancho's brand to create logos including PQ Soccer ('84 & '86). Bende said it is in the public domain. Becker added that Dick Flannigan was Chair of RPPB in the late 1990's. Mike Kelly, Mike Smith, Kevin McNamara might have more information on the logo design.
  - Surban had additional questions about placement of the signs; Diehl plans to be at the Town Council meeting for the discussion. Becker also said there are City sign ordinances that would need to be followed.
  - Surban thanked RPPB for their support via the letter to accompany a grant request for the Fiesta. Darshana Patel said that the letters help.
- PQ Recreation Council (Steve Gore)
  - Diehl reported that the Park & Rec Council also sent a letter of support for the Fiesta.
  - The Town Council came to the Rec Council to propose having 6 movie nights at Hilltop Park.
  - Park & Rec Council approved:
    - Zumba for Kids; classes will be held at Canyonside and Hilltop.
    - Scout project to refurbish the old PQ Monument sign.
    - \$75,000 for shade structures for the Dog Park to be designed/constructed by School Architects.
    - Linear Park (Dog Park) - A separate dog's only water project, to extend outside the Water Authority's Easement, will be put in by General Services along with a coupler near the pads.
    - Gave permission to a couple who want to fundraise for Rolling Hills Park tot-lot equipment in memoriam of their daughter. Equipment must be approved by the City and be ADA compatible equipment. It will replace a current piece

of equipment. Diehl added, the full park upgrade will not need to be completed at that time; project is scheduled for a later date.

- Politte questioned whether Rolling Hills Park upgrades were slated to include a comfort station; Diehl said no.
- o Peñasquitos Creek Park will get reclaimed water in Dec/Jan timeframe. Benches/Tables will be removed and placed up at Hilltop. Cannot have reclaimed water spraying on a bench or table; there will still be tables/benches just not where the water can touch them.
- o Diehl noted that the shade structures at the skateboard park are stuck in current position; working with Suncoast to remedy.
- Rec Council Bylaws are being updated to meet SOPs or they'll need to justify deviations.
- Los Pen Canyon Psv CAC (John Keating) – no report
- Park Village LMAD (Jon Becker)
  - Becker reported the LMAD is working with the PV Dad's Group to get split rail fencing installed, hoping to engage a Scout that just finished another project to do the work. Also looking at painting fencing (aqua colored picket fencing), replanting areas and getting ready to install holiday lights in November.
- Peñasquitos East LMAD (Bill Diehl)
  - Diehl reported that the font choice has been approved and creation of the text for the community monuments is almost done; should have monuments completely done in next month or so.
  - LMAD contractor is still in limbo.
- Torrey Highlands LMAD (Darren Parker/Steve Gore)
  - Gore reported that the top 2 logo designs have been identified for the Torrey Highlands monuments using Facebook; the LMAD Committee will choose the final design.
  - Macshane asked if they hired a designer; Gore said that GMP was hired to create logo samples. Becker also mentioned another potential designer, Schmidt Design.
- Transportation Agencies (John Keating) – no report

The meeting was adjourned at 11:06 pm.

Respectfully submitted,

Jeanine Politte  
RPPB Secretary

Approved 11/7/12, 14 in favor – 0 against – 1 abstention (Sellers)