



Rancho Bernardo Community Planning Board
PO Box 270831, San Diego, CA 92198
www.rbplanningboard.com

September 17, 2015 MINUTES
7:00 PM, @ RB Swim & Tennis Club, Club 21 Room
16955 Bernardo Oaks Drive

| P = present | | <u>2015 RB PLANNING BOARD</u> | | | | ARC = arrived after roll call | | | |
|--------------------|---|--------------------------------------|---|------------------|---|--------------------------------------|---|---------------------|----|
| | | A = absent | | | | | | | |
| John Cochran | A | Donald Gragg | A | Matt Stockton | A | Bernardo Bicas | P | Mike Lutz | P |
| Robin Kaufman | A | Scott Hall | A | Sherry Guthrie | P | Ruth Coddington | P | Laurie Madsen | P |
| Rebecca Weide | P | Bettyann Pernice | P | Vicki Touchstone | A | Jim Denton | P | | |
| | | | | | | | | Total Seated | 14 |
| | | | | | | | | Total in Attendance | 8 |

ITEM #1 CALL TO ORDER/ROLL CALL – REGULAR MEETING: The meeting was called to order by Chair, Mike Lutz at 7:05 PM. A quorum was met with 8 of 14 members present at roll call.

ITEM #2 NON-AGENDA PUBLIC COMMENT: Geoffrey Chew speaking on behalf of himself and his wife are experiencing health issues related to the recent installation of a cellular tower on City property that is approximately 100 feet from their home requested the Board assist them in working with the City about this issue. Concern was expressed that they are currently unable to live in their home and are staying with relatives. Mr. Dennis Brady also expressed concern about the cellular tower. Chair, Mike Lutz, requested Mr. Chew provide his contact information and he will be notified about attending a future Development Review Committee meeting where this issue can be discussed in further detail.

ITEM #3 GOVERNMENT REPRESENTATIVE REMARKS: No representatives were in attendance.

ITEM #4 CHAIR REMARKS: Chair, Mike Lutz, welcomed Jim Denton to the Planning Board. The Bylaws Committee met to review and edit the Bylaws based on City’s recommendations and edited version has been submitted to the City for final review. Once the City approves the amended Bylaws, they will be presented to the full Board for review and adoption.

ITEM #5 MODIFICATIONS TO AGENDA / ADOPT DRAFT AGENDA: Motion Bettyann Pernice, second Ruth Coddington to approve the agenda as presented. The motion passed unanimously 8-0-0.

ITEM #6 ADMINISTRATIVE ITEMS:

Review and approve August 20, 2015 Meeting minutes. Motion Bettyann, second Ruth Coddington to approve the minutes as corrected. The motion passed 6-0-2 with Rebecca Weide abstaining because she had not had an opportunity to review the minutes and Jim Dent who was not seated at the August meeting.

Review and approve August 2015 Treasurer’s report reflecting a current balance of \$372.65. Motion Bettyann Pernice, second Ruth Coddington to approve the treasurer’s report as presented. The motion passed unanimously 8-0-0.

ITEM #7 PALOMAR COMMUNITY COLLEGE DISTRICT RANCHO BERNARDO CAMPUS-NOTICE OF PREPARATION OF AN ENVIROMENTAL IMPACT REPORT: Palomar Community College District has issued a Notice of Preparation (NOP) for an Environmental Impact Report (EIR). Comments related to the NOP are due on September 17, 2015. The proposed project is located at 11111 Rancho Bernardo Court. The purpose of the NOP is to solicit comments from the public regarding the issues that should be evaluated in the EIR, e.g., parking, traffic, visual quality, geology and soils, and lighting.

Residents in attendance from the Westwood community expressed concern they received no notification about this project. They were opposed to the project five years ago and continue to be opposed to the project today. Items of concern include: inconsistency with the General Plan developed in the 1970's, traffic congestion, insufficient parking, air quality, and safety issues affecting the nearby residential area. They felt development of this project would change the character of Rancho Bernardo. Member Bettyann Pernice noted the Development Review Committee made it very clear to the applicant at the Special Meeting that was called to provide recommendations to the Board to meet the NOP due date that the Rancho Bernardo community is angry that no public hearings were conducted in the community where the project is planned. Chair, Mike Lutz, read the draft letter prepared by the Development Review Committee outlining important issues that need to be addressed in the EIR. The responses to NOP include:

Description of the Project: The draft EIR should provide a detailed description of all aspects of the project including construction and long-term operation. The grading proposed to create a new internal access road to the parking structure, and any other grading that may be required, should be described in terms of volumes of cut and fill, maximum slope gradients, erosion control measures incorporated into the scope of the project both during construction and over the life of the project. Although not addressed in the NOP, if material is to be removed from the site, the total cubic yards of material to be transported off the site should be provided along with information regarding the number of truck trips that would be generated by this activity and the route that would be used to transport the material from the project site to an appropriate disposal site. If any encroachment into existing open space is necessary, that too should be addressed.

The project description should also provide general information about the types of construction activity that will occur on the site and the anticipated work hours/days. If construction is proposed at night, then additional information regarding night lighting and anticipated noise levels should also be provided.

The project description should also address the building design, lighting of roadways, sidewalks, buildings, and parking areas, and the types and extent of signage to be provided on site.

Although the NOP does not imply that there are any plans for the future expansion of the proposed facility, if there is the potential for expansion at this site to accommodate additional full time equivalent students at some point in the future, that information should be addressed in the draft EIR in accordance with CEQA.

Aesthetics/Visual Quality – The project site may be visible from one or more residential areas in Rancho Bernardo, therefore, the draft EIR should analyze the potential impacts related to night lighting from building illumination, lighted signage, lighting in the parking lot and parking structure, security lighting, and lighting along the access road and new loop road. To minimize impacts related to lighting, including impacts to Palomar Observatory from sky glow, all lighting should be shield to direct lighting downward while still providing lighting to ensure adequate security on the site.

Noise – The draft EIR should address potential noise impacts to nearby residential development during construction, as well as during the long term operation of the facility. Noise sources might include the use of outdoor public address systems, audible sounds to announce the start or end of class, and outdoor student activities. Appropriate mitigation measures should be developed and incorporated into the scope of the project as applicable.

Transportation and Traffic – A traffic study should be conducted for the project that addresses existing and projected future traffic volumes in the project vicinity; including but not limited to the intersections along Rancho Bernardo Road immediately to east and west of the project site (e.g., Via del Campo, Matinal Road, Via Tazon, West Bernardo Drive, north and southbound I-15 ramps, Bernardo Center Drive, Pomerado Road, and Duenda). The traffic study should also analyze potential alternative travel routes that may develop as drivers seek alternative ways to move through the area. Of particular concern are the streets in the Westwood neighborhood. The cumulative effects to traffic circulation of this project along with other projects currently being developed and/or planned for the area (e.g., construction of a new Sharp Rees-Stealy facility on West Bernardo Drive) should also be addressed. Improving access to transit should be evaluated as a possible mitigation measure for impacts related to traffic congestion.

Parking – The project is planned to accommodate 3,470 FTES and 75 faculty, staff, and administrators. A total of 792 on-site parking spaces are proposed. The draft EIR should describe how the total parking spaces

to be provided will or will not be adequate to accommodate all users. If adequate spaces are not available on site or if there will be a charge for parking, the draft EIR must address the potential effects to the surrounding area as users attempt to find parking offsite. No parking is permitted along Rancho Bernardo Road and no transit opportunities are currently available along Rancho Bernardo Road in the vicinity of the project, therefore, the only nearby alternative would be the Westwood community to the north. Adequate mitigation should be provided to ensure that the Westwood community is not adversely affected by parking issues related to the current proposal.

Public Services – The draft EIR should evaluate the potential effect that this facility could have on current response times at the Rancho Bernardo Fire Station.

Greenhouse Gas (GHG) Emissions – A potential GHG reduction strategy would be establishing a transit route from the Rancho Bernardo Transit Center to the proposed campus, which would reduce the number of trips generated by the project.

Chair, Mike Lutz, suggested members of the community work together to prepare a petition outlining impacts and concerns. He will contact Mark Kersey's assistant, Garrett Hager, to seek guidance on the process the community should follow to ensure their concerns are addressed. Motion Bettyann Pernice, second Ruth Coddington to prepare and forward a letter to the PCCD with copies to Council Member Mark Kersey and the Planning Department commenting on issues identified by the Development Review Committee and members of the community. The motion passed unanimously 8-0-0.

ITEM #8 INTEGRATED CORRIDOR MANAGEMENT PROJECT PRESENTATION: Alex Estrella, Senior Regional Planner, distributed handouts and presented an update on the final implementation phase of the ICM system which consists of detour signs placed on surface streets in the vicinity of the I-15 freeway. No action was required by the Board.

ITEM #9 CITY OF SAN DIEGO – CLIMATE ACTION: The City's draft Climate Action Plan and Program associated EIR are available for public review and comment and due to the City by September 2, 2015. Based on recommendations by the Regional Issues Committee, the Planning Board supports the City's proposal, as described in the draft Climate Action Plan (CAP), to pursue the local generation of clean energy as that is clearly an effective way to reduce greenhouse gas (GHG) emissions. Concerns regarding the effectiveness of other aspects of the draft CAP include:

According to the draft CAP, approximately 54 percent of community wide emissions are attributed to transportation, yet proposals to reduce these emissions do not appear to meet the challenge of substantially reducing vehicle trips. Coordination with other agencies, particularly MTS, is necessary in order to effectively reduce total GHG emissions in the City. Although great ideas for local travel, bicycle paths and pedestrian walkways will have little effect on commuters who live outside the higher density areas of the city, particularly those commuters traveling significant distances from home to job and back. Proposals should include local transit options that provide access from rapid bus lines and trolley stops to surrounding employment centers such as the Rancho Bernardo Industrial Park. These local transit options would also provide opportunities to reduce local community trips to medical facilities, school, and commercial developments in a community.

Under Strategy 3—Bicycling, Walking, Transit, and Land Use, Action 3.6 promotes the implementation of transit oriented development within Transit Priority Areas. The Transit Priority Areas proposed in the SANDAG 2050 RTP clearly have not taken into consideration topography, availability of local transit to connect with regional transit facilities, or distance from major transit areas. This is true in Rancho Bernardo, Otay Nestor, Ocean Beach, and the Sports Arena area. Changing land uses to increase density in the vicinity of, but not easily accessible to transit, only exacerbates current congestion problems on local streets and surrounding freeways. Transit-oriented development must be truly transit-oriented with easily accessible transit within reasonable walking distance of a development or assurances that local transit will be available to make the connection from the development to the transit station at the time that new units are occupied.

With respect to Strategy 5—Climate Resiliency, the Planning Board supports the goal is to increase tree canopy coverage in the city. We do not however understand why this is included as a Phase 2 action when the Urban Forest Management Plan has already undergone public review and should be ready for approval. Increasing the tree canopy in the City should be one of the easier actions to implement and should begin now.

It is unclear how the Pure Water Program described in the Adaptation chapter of the draft CAP represents efficient use of energy when a portion of the water to be used for irrigation would undergo advanced water purification, which undoubtedly requires more energy to produce than does water that comes directly from the North City Water Reclamation Plant (NCWRP). To save energy and money, the Rancho Bernardo Community Planning Board continues to support the extension of recycled water from NCWRP into Rancho Bernardo to be used for landscaping and appropriate industrial uses.

An adaptation measure that should be addressed in the CAP is the capture of rainwater for reuse as irrigation water. Such systems should be incorporated into all forms of new development, including residential, commercial, and industrial uses.

Finally, the Climate Action Plan should clearly describe how the City will monitor development and subsequent City Council actions to ensure that the baseline established for “activities covered by the plan” is not altered by land use decisions that result in higher development intensities or significant increases in trip generation. Should the baseline be substantially altered by such decisions, “the level below which the contribution of GHG is not considered cumulative” must be revisited.

Draft EIR for the draft Action Plan—Mitigation measure LU-1 includes appropriate guidance for siting large-scale renewable energy projects; however, it is unclear how development and implementation of these guidelines are actually assured. We would also recommend that these guidelines address the need to minimize impacts related to lighting and glare from these projects. This change should also be reflected in Issue 3 under Visual and Neighborhood Resources in Table ES-1 and in the appropriate section of the final EIR.

Motion Bettyann Pernice, second Rebecca Weide to prepare a letter to the City providing comments and recommendations identified by the Regional Issues Committee on Draft City of San Diego Climate Action Plan and Draft Program Environmental Impact Report for the Draft Climate Action Plan. The motion passed unanimously 8-0-0.

ITEM #10 APPOINTMENT OF BOARD VACANCIES: Vote on individuals presenting themselves for Board district vacancies who have already attended one required meeting this year. There are presently vacancies in the following districts: B (Eastview), C (Oaks North), D (Swim and Tennis). No one presented themselves to fill the vacancies.

ITEM # 11 COMMITTEE REPORTS:

Bylaws Ad-Hoc..... Mike Lutz provided update in the Chair Remarks, Agenda Item #4.
Development Review..... Vicki Touchstone was not in attendance.
Publicity/Elections/Nominating.....John Cochran was not in attendance.
Regional Issues..... Vicki Touchstone was not in attendance.
Traffic & Transportation.....Robin Kaufman was not in attendance. Chair Lutz noted that a committee meeting was held but no action was required.

ITEM #12 LIAISON REPORTS:

Community Council.....Robin Kaufman did not attend but requested Chair Lutz to provide the following updates: Supervisor Dave Roberts will be a guest speaker at the September 24th meeting that is held in the second floor of the RB library at 6:30 pm (use second floor entrance); Safety Fair will be held Saturday, September 26, 9 am – 2 pm at the RB Community Park. There will be approximately 25 vendors, lots of free give a-ways, including a free, re-usable tote bag from the RBCC (Flyers were made available at the meeting); Annual CPR training (not certification) is scheduled for Saturday, October 10 with 30 minute training sessions at 9:30, 10:30 and 11:30 (all ages welcome). The RBCC has helped train over 1,000 residents in the past 5 years; the MAD Committee has put a hold on the asphalt to landscape median work on three medians on Pomerado Road and will discuss this matter at their September 26 board meeting.
Community Planners Committee (CPC).....Mike Lutz reported there was no CPC meeting in August.
SANDAG.....Robin Kaufman was not in attendance.
San Dieguito River ParkDon Gragg/Robin Kaufman were not in attendance.
San Pasqual/Lake Hodges Planning Group...Laurie Madsen reported that members were reduced from 16 to 12. Discussion at the recent meeting centered on storm water, ground water, and well concerns. This committee meets quarterly.

ITEM #13 OLD BUSINESS: None

ITEM #14 NEW BUSINESS: None

ADJOURMENT: Motion Bettyann Pernice, second Rebecca Weide to adjourn the meeting at 8:40 PM. The motion carried unanimously 8-0-0.

Respectfully submitted, Sherry G. Guthrie, Secretary

NEXT REGULAR BOARD MEETING:

Thursday, October 15, 2015 @ 7:00 PM, RB Swim & Tennis Club – Club 21 Room

STANDING SUB-COMMITTEE MEETINGS:

Administrative Committee Publicity/Election Committee

6:00 PM - Monday, 10 days prior to Board meeting TBA
RB Swim & Tennis Club - Ceramics Room

Development Review Committee

6:00 PM – Tuesday prior to Admin. Meeting

Regional Issues Committee

7:00 PM – Tuesday prior to Admin. Meeting
RB Swim & Tennis Club – Ceramics Room RB Swim & Tennis Club – Ceramics Room

Traffic & Transportation Committee

6:00 PM – 4th Monday of month
RB Swim & Tennis Club – Ceramics Room