



## Rancho Peñasquitos Planning Board Meeting Minutes

January 7, 2009

Attendees: Dan Barker, Jon Becker, Joost Bende, Morri Chowaiki, Bill Diehl, Bill Dumka, Sudha Garudadri, Tuesdee Halperin, Wayne Kaneyuki, John Keating, Jim LaGrone, Jeanine Politte, Keith Rhodes, Charles Sellers, Mike Shoecraft, John Spelta, Dennis Spurr

Absent: Lynn Murphy, Scot Sandstrom

Community Members & Guests (Voluntary Sign-in): Tim Nguyen, Stephen Heverly, Sherri Lightner

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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: Remove: Black Mtn. Open Space Park C.A.C. (Information item) – item origination unknown, no recent communication on item; Postpone: Torrey Highlands Public Facilities Financing Plan (Action Item) – still in review.
  3. MINUTES: no corrections.  
Motion to approve the December 3, 2008 Rancho Peñasquitos Planning Board Meeting minutes as presented. M/S/C - LaGrone/Shoecraft/Approved 16-0-0.
  4. Guests: no representatives from Fire Stations 40, 42, 44, or 46
  5. NON-AGENDA, PUBLIC COMMENTS:
    - a. Bill Diehl informed the group that the Skateboard Park opened on January 2, 2009 unsupervised, per City budget reductions. Park is open from 10am to dusk daily, security firm opens & closes park. Following the recent rains, the wooden ramps warped severely and are unsafe; city will pay to replace wooden ramps (no warranty purchased by City staff). Wooden ramp safety issues were discussed; the group agreed that the warped ramps should be fenced off until they are repaired or the park closed. It was noted that this will not deter kids from climbing the fence to access as it has been reported by residents that kids are sitting on the roof & smoking, trash is building up, and the park is being used before & after hours even though the gates are locked. Contact Bill if you see problems at the skateboard park. He is still having conversations with the YMCA about operating the park.
      - Kaneyuki inquired about future Park & Rec priority spending we approved for Skateboard Park upgrades - Skateboard Park lights \$100k (Community Funds or FBA) and Skateboard Park Ramp Repairs \$100k (Rhodes Crossing EBA).
      - Sellers suggested that Bill talk to YMCA about future Rhodes money (\$75k) earmarked for the YMCA, pointing out that the P & R budget priorities include ramp replacement (\$100k) in his discussions about the Skateboard park operations contracting.
  6. ANNOUNCEMENTS & INFORMATION ITEMS:
    - a. San Diego City Mayoral Office – Stephen Lew not in attendance
    - b. San Diego City Council District 1 Report – Stephen Heverly, sheverly@sandiego.gov, 619) 236-6611
      - Sherri Lightner presented Sellers with a commendation/appointment to the City's Independent Audit Committee.

- Stephen introduced himself as the new representative from Council District 1's office and briefly shared his background information; noted that he & Bill Diehl have scheduled a time for him to view all local parks. Let him know if there is anything he/Sherri can do to assist us.

- Diehl added that Hilltop Park upgrade will open this week, a ribbon cutting event will be scheduled. Linear Park (Dog Park, Salmon River Rd.) has been accepted by the City to-date, should be soon and a ribbon cutting will be scheduled.

- Becker asked Sellers to comment on the Audit Committee and its independent majority requirement, interviews and appointments. First meeting is scheduled on January 12, 2009.

- c. San Diego City Planning & Community Investment Report – Tim Nguyen had nothing new to report.

- Santa Fe Summit II & III (Project #131969) - Sellers noted that the Planning Commission postponed a decision on SFS at the December 4, 2008 meeting. RPPB recommendations & renderings were submitted and Keating & Becker have reviewed SFS plans and permits for incorporation/conformance with our conditions. He has given Tim a copy of our Addendum to RPPB Recommendations dated 1/8/2009 (Addendum attached) to deliver/present to the Planning Commission withdrawing our appeal.

- d. State of California, 75<sup>th</sup> Assembly District (Nathan Fletcher) – Oscar Urteaga, Field Rep  
- Governor vetoes all budget bills (15) submitted and Nathan Fletcher was appointed Republican Whip, not assigned to committees yet.

- Looks forward to working with local community groups.

## 7. REPORTS.

- a. Chair Report – Charles Sellers

- Community Group Indemnification was approved (Version B, CPC's version) by City Council on Nov. 24, 2008; at the 2<sup>nd</sup> reading with the new City Council, City Attorney Goldsmith asked to have time to review prior before the vote. Goldsmith has added language to allow the City Attorney's office to engage independent counsel to represent CPG members. The revised version will be on the City Council agenda 1/12/09 for approval.

- b. Vice-Chair Report, Jon Becker – no report

- c. Secretary Report, Jeanine Politte – no report

- d. Standing Committee Reports:

➤ Land Use (Jon Becker) – SFS at Planning Commission tomorrow (1/8/09).

- Diehl asked about the Public Notice, City Council Agenda Item 250 (Black Mtn. Ranch) for meeting scheduled on 1/6/09. Lightner reported that it was an information item, confusion about why it was listed on the agenda.

➤ Wireless (Lynn Murphy) –

- Sellers invited Kaneyuki to provide meeting report from December on the Crown Point PQ project (AT&T, Crown Castle is the lease). Kaneyuki stated the project is located on the hill above St. Timothy's Church; project information includes: 1) renew CUP, 2) increase size of tower with a height of 40', 3) encroach into setback from easement, 4) eucalyptus tree tower. No actual photos of the tree were available, only simulations. Plan is to plant additional eucalyptus trees around it. The next meeting is scheduled for 1/15/09 to review project further.

- Diehl inquired about the status of BMMS projects, noting that it presently looks like just a tower, not a mono-pine tree.

- Politte inquired about the water tower wireless project's Mitigated Negative Declaration notice; RPPB approved with conditions, summer 2008 but the description of the project may not meet our conditions. Politte will forward Notice to Sellers to review whether our conditions were included and appeal if necessary.
  - Sellers thanked Keith Rhodes for covering the SFS appeal duplication costs.
- e. Ad Hoc Committee Reports:
- Bylaws/Elections (Joost Bende)
    - Elections for the odd districts will be March 4, 2009. Bende encouraged candidates to complete applications provided and submit by deadline (Feb. 4<sup>th</sup> RPPB meeting). Election will be conducted at the Library (Hilltop Park is backup location if the Library is unavailable) and before the Regular RPPB meeting at the Doubletree. Diehl noted that Park & Rec is still considering combining their elections with RPPB's after they revise their bylaws. Bende reviewed the district numbers up for election. Renter-at-large, though vacant, is not up for re-election but can be appointed by the Chair. Bende & Politte will review previous meeting minutes for attendance requirements (Feb – Jan meetings, ends tonight); Politte will prepare a table of attendees for Bende. Applications are due by the February 4<sup>th</sup> meeting. Members' who are termed out: Sellers, Rhodes & Diehl – Sellers noted that RPPB is allowed to have up to five termed out representatives that can be re-elected, per the Bylaws. Rhodes noted that as the largest land holder, he cannot be termed out. Sellers agreed and added that Rhodes position counts toward our limit; if we go over the limit, one of the other representatives would need to be replaced. Applications received to-date: Politte, Chowaiki, Diehl, Halperin, and Barker. Newspaper publication of election information - Corridor News is no longer a viable place to announce the elections, other suggestions for Public Notice included: SDBackyard.com (UT website), City website, Town Council website.
  - Community Funds (Bill Diehl) - TH Public Facilities Financing Plan
    - Diehl stated that the committee has sent a number of questions to City staff about the changes to TH Public Facilities Financing Plan, but no response yet. Diehl received a call from someone with Pardee with questions. New statements were added to the financing plan that the committee is in disagreement with; Rhodes has not received any response back from city staff about his questions either.
    - Rhodes noted that there are some outstanding nature issues and has concerns about the change to the traffic phasing plan, changed in a way that doesn't give accountability to all developers. The changes basically infer that people north of 56 do not need roads south of 56 and northern developers shouldn't have to pay for them or assure that they are completed. The change would create higher fees for the last developer to pay for roads. Rhodes hopes to have the Fish & Wildlife issues for Rhodes Crossing resolved shortly.
    - Diehl added that the 3 FBAs (BMR, TH & PQ) based on the engineers estimates are not in sync.
    - Keating expressed concerns that Camino del Sur near Westview HS is not safe for young drivers.
    - Becker noted there are unidentified funds for the Camino del Sur extension listed in the financing plan. Rhodes noted there is more than one project with unidentified funds – have to come from somewhere, but the fees are getting so high that they have to consider whether it's worth developing.
    - Dumka noted that BMR had similar concerns; because the projects are overlapping–

the transportation phasing is a concern to them also. It appears the city is using a new approach to how costs are being calculated, would like to understand.

- Becker asked Dumka about his FBA status; Dumka stated that they've been working on updating it for 3 years (estimated process seems very arbitrary).

- Rhodes stated the Public Facilities Financing Plan was updated in June 06 for FY 2007.

➤ Fire Protection (Dennis Spurr)

- Spurr reported that the last meeting was in early December 2008, elected officers for the Fire Safe Council, certified as the Fire Safe Council of Rancho Peñasquitos. Website is under development. Next meeting is Jan. 20, 2009 at the Doubletree, 7pm. Spurr is overseeing the Home Assessment Subcommittee.

- Becker asked about the focus of the Fire Safe Council? Spurr reported: 1) Brush management in the community, and 2) Home assessment (go to homes to recommend changes). Grants (funding source) will begin in 2010. Need to use creative ways to remove brush.

- Bende asked about focus of CDBG funding – Spurr reported that it is geared toward the south side of PQ Canyon.

- Shoecraft stated that most of the people who are attending the Fire Safe Council meetings are from the north end of PQ. Park Village residents didn't seem to be interested at the time announcements asking for community involvement went out.

➤ Santa Fe Summit (Jon Becker) – previously discussed.

➤ Transportation (John Keating) –

- Transportation Dept. has approved the Torrey Del Mar at Kerry lane stop signs.

f. Liaison and Organization Reports:

➤ Black Mountain Ranch Open Space (Bill Diehl)

- Next meeting is tomorrow, 1/8/09.

➤ MCAS Miramar Community Leaders Forum (Dennis Spurr)

- No meeting since prior to the F18 crash in University City. MCAS Miramar will not comment on the investigations. 3 ongoing investigations – Spurr reported that there would be public disclosure of the reports in some format. Runway 6, that was being used that day, is rarely (only 5% of the time) used and under certain weather conditions. Sellers asked if we'd hear why the pilot was directed to Miramar instead of North Island? Spurr noted that the pilot would have had to fly through Lindbergh's departure area – Miramar was the fastest way to get him home and had all the emergency equipment out & ready at the end of Runway 6.

➤ Recreation Council (Jim LaGrone)

- LaGrone reported the Diehl has been voted in as President again.

- Linear Park is being used although it's not officially open. Could be a liability issue for the City. It was noted that the area was used by dog owners long before Linear Park was envisioned.

- Hilltop Park flagpole permit is ready to be signed off on 1/8/09 and turned over to the city for the contractor to install.

- Park & Rec is moving staff around again, no area manager and no center director at Hilltop Park. Alex Davis is the only P & R staff person in PQ, working out of Canyonside.

- Canyonside gym was cleaned, floors refinished – let Bill know if any facilities need cleaning.

- Hilltop fencing was coming down today, should be turned over to City by end of

week.

- City's Park & Rec Board meeting is next week - will be Diehl's first meeting as a board member; meetings are on the 10<sup>th</sup> Flr. Committee Room across from Council Chambers. This meeting will be at 1pm, normally meets the 3<sup>rd</sup> Thursday at 2pm.

- Town Council (Mike Shoecraft)
  - Next meeting is 1/8/09. Beginning Fiesta planning, 1<sup>st</sup> Sunday in May.
- Park Village LMAD (Jon Becker)
  - Working on budget issues.
  - Entry monuments status, in the approved budget – Diehl stated that Jaime Diaz is new area manager for PV LMAD.
- Peñasquitos East LMAD (Bill Diehl)
  - just covered.
- Torrey Highlands LMAD (Scot Sandstrom)
  - Chowaike reported that the next meeting is 1/14/09 AM.

Sellers stated that we would notify via our email list any change to the Wireless Committee meeting scheduled on January 15, 2009 at 6:30pm.

The meeting was adjourned at 9:22pm.

Respectfully submitted,  
Jeanine Politte, RPPB Secretary

//Attachment

Approved 2/4/09 as corrected, 14-0-3 abstentions (Shoecraft, Murphy & Sandstrom).

Attachment: Addendum to be hand delivered  
1/8/09 as noted in minutes to withdraw  
appeal, Santa Fe Summit II & III.

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Provided that **EACH** of the above listed conditions is incorporated into their permits, so as to bind both them and any future owners of this property, the Rancho Penasquitos Planning Board hereby votes 17-0-0 to withdraw our appeal to the San Diego Planning Commission of the Development Services Department's approval of this project.

Respectfully submitted by:



Charles Sellers, Chairperson of the  
Rancho Penasquitos Planning Board.

**ADDENDUM DATED JANUARY 8, 2009:**

Based upon assurances which I have received from Tim Daly, Jim Gabriel, Jon Becker and John Keating that all feasible conditions referenced above have been incorporated into **both the plans and permits** of Santa Fe Summit II & III (Project # 131969), the Rancho Penasquitos Planning Board does hereby formally withdraw our appeal before the San Diego City Planning Commission of said project's approval by the Development Services Department of the City of San Diego.

Respectfully submitted by:



Charles Sellers, Chairperson of the  
Rancho Penasquitos Planning Board.