



RANCHO PEÑASQUITOS PLANNING BOARD REGULAR MEETING AGENDA

Wednesday; September 5, 2007 at 7:30 PM

**Sandpiper Room at the DoubleTree Golf Resort
14455 Peñasquitos Drive; San Diego, CA 92129-1603**

7:30 pm Call to Order

7:31 pm Agenda Modifications

7:35 pm Approval of Minutes (August 1, 2007)

7:45 pm San Diego Fire Department

7:50 pm Public Forum: (Limited to 3 minutes per person and 12 minutes per topic)

8:00 pm Announcements & Informational Items:

- San Diego City Council District One (Madeleine Baudoin: mbaudoin@sandiego.gov)
- San Diego City Planning & Community Investment (Jennifer Cordeau: jcordeau@sandiego.gov)

New Business:

8:10pm Informational presentation by Black Mountain Ranch LLC;

8:30pm Informational presentation by Tiawanese Lutheran Church;

8:45pm Torrey Brooke II (Action Item);

9:00pm Reallocation of Comm Funds priority – Bill Diehl (Action Item);

9:15pm Approval of revised Bylaws per City mandate – Diehl/Egbert (Action Item);

10:00pm Clarification of Brown Act application to the RPPB - Bende/Sellers (Info Item);

Chair Report: Charles Sellers (cts.cpa@sdccu.net)

Vice-Chair Report: Joost Bende (rppb@san.rr.com)

Secretary Report: Jeanine Politte (jeanine@jpolitte.com)

Standing Committee Reports:

- Land Use (Jon Becker: jon.becker@tcb.aecom.com)
- Wireless (Lynn Murphy: rp_murphys@sbcglobal.net)

Ad Hoc Committee Reports:

- Bylaws & Elections (Bill Diehl)
- Community Funds (Bill Diehl)
- Transportation (Jim LaGrone)

Liaison and Organization Reports:

- Community Planners Cmte (Charles Sellers)
- Black Mtn Open Space (Sudha Garudadri)
- MCAS Miramar CLF (Spurr and Diehl)
- Park View Estates (Bende and Diehl)
- Peñasquitos East MAD (Bill Diehl)
- Recreation Council (Jim LaGrone)
- Town Council (Ted Jobson)

10:30pm Adjournment

**LAND USE COMM MEETS AT 6:30PM ON 9-5-07 RE: TORREY BROOKE II AND TIAWANESE LUTHERAN CHURCH.
WIRELESS COMMITTEE WILL MEET ON SEPTEMBER 20, 2007 AT 6:30PM IN THE DOUBLETREE RESORT.
FUTURE RPPB MEETINGS: 10-3-07; 11-7-07; 12-5-07; 1-2-08; 2-6-08; 3-5-08; 4-2-08; 5-7-08; 6-4-08; 7-2-08.**



Rancho Peñasquitos Planning Board Meeting Minutes

August 1, 2007

Attendees: Dan Barker, Jon Becker, Bill Diehl, Wayne Kaneyuki, Pamela Kelly, Jim LaGrone, Jeanine Politte, Keith Rhodes (7:40pm), Charles Sellers, Dennis Spurr
Absent: Joost Bende, Sudha Garudadri, Ted Jobson, Lynn Murphy, Christopher Woo

1. The meeting was called to order at 7:35 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present.
2. Agenda Modifications: Delete Torrey Brooke II informational item; modify agenda order by switching Hilltop Community Park Phase II action items with the New Bylaws item.
3. MINUTES:
Motion to approve the June 6, 2007 Rancho Peñasquitos Planning Board Meeting minutes as presented. M/S/C - LaGrone/Becker/Approved 9-0-0.
4. Guests:
 - a. San Diego Fire Department – none
5. NON-AGENDA, PUBLIC COMMENTS:
 - a. Questions about the fire on July 11, 2007, emergency response, the blocking off of Peñasquitos Drive to local residents, and the emergency exit at the end of Andorra Way as an alternate route were deferred to the Secretary's Report later in the meeting for further discussion.
6. ANNOUNCEMENTS & INFORMATION ITEMS:
 - a. San Diego City Council District 1 Report – Woo-Jin Shim
 - \$250,000 FBA loan approved 4/4/07 for Ridgewood Neighborhood Park upgrades is coming back to us for additional review.
 - Torrey Del Mar Neighborhood Park will open mid/late November.
 - Woo-Jin announced that Council District 1 was changing community liaisons and he would now be covering Carmel Valley while Rancho Peñasquitos would be covered by Madeleine Baudoin. The board thanked Woo-Jin for all the work he has done with RPPB. Madeleine shared a brief history of her tenure in Councilman Peter's Office. Contact information - Email mbaudoin@sandiego.gov, Phone 619-236-7293.
 - b. San Diego City Planning & Community Investment Report – Jennifer Cordeau
 - General Plan would be on the agenda for the next Planning Commission Meeting, with potential adoption in the fall; Plan addresses land use, not zoning.
 - Community Plan Updates – Planning & Community Reinvestment will be issuing RFPs to update community plans beginning with Barrio Logan, Grantville, Uptown and others whose plans are much older than Peñasquitos' which is near the bottom of the list.
 - Unless requested to attend for specific issues, Jennifer will be attending our meetings quarterly while plan updates continue.
 - Keith Rhodes asked if there was an ordered list of plans needing to be updated. Jennifer said no, but the cost to update a community plan is approx. \$2 million and can take up to 18 months to complete.
 - c. San Diego County Water Authority Pipeline Update – Andrew Oleksyn
 - Andrew reviewed the progress of the San Vicente Pipeline which connects the San

Vicente reservoir to the Water Authority's Second Aqueduct near Mercy Rd and west of I-15. The 11 mile tunnel from Mercy Rd. to San Vicente Reservoir is going slower than expected with tentative completion in 2009. They recently completed the pressure control facility at the Mercy Rd. site; landscape will compliment existing and the access road will be paved with 3 or 4 parking spaces available.

- Wayne Kaneyuki asked if tours could be arranged. Tours of the Olivenhain Dam, an operational facility, could be arranged but probably not the Mercy Rd. facility while still under construction with tunneling and extractions – contact Public Affairs department for information. Information Line 1-877-426-2010 or by email ESPinfo@sdewa.org.
- Pamela Kelly asked if the pipeline went through Sycamore Canyon and about its location in context to the waste water system in Santee/Lakeside. Padre Dam and Helix water district treatment facilities should be south of the pipeline.
- Steve Egbert asked how the pipeline would operate in regular & emergency situations. Gravitational flow will fill the reservoir.
- Additional information: Water Authority's Rancho Peñasquitos Pressure Control Facility webpage <http://www.sdewa.org/infra/cip-PCHF.phtml>

7. BUSINESS.

- a. **\$656,000 Loan from Peñasquitos East Trust Fund for Hilltop Park Phase II & III** (Phase II includes: Turf, Walkways, Picnic areas, Tot Lot, Parking Lot; Phase III is the Soccer/Hockey Rink.) – Handouts attached.

Project cost estimates we reviewed were based on the 3 lowest bids for Phase II. Seven (7) bids were submitted in response to RFP. Funding available for project: \$600,000 (Prop 40 funds), existing FBA \$226,741 and future FBA monies (loan). The Project will not be awarded until all funding is available, hence the loan request. Bill Diehl recommended a loan amount of \$656,000, based on estimates:

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|------------------|---|
| \$416,503 | Phase II FBA funds 2009 |
| <u>\$240,097</u> | Phase III (future development fees estimated) |
| \$656,600 | |

Discussion:

- Bill Diehl said that Charlotte Strong notified him that \$226,741 in existing FBA monies seems to be missing or unaccounted for. Members expressed concern and asked Bill to follow-up with Charlotte.
- Gus Button, Project Manager / City Eng. Dept., said that the contract would not be awarded as proposed if all the money is not available, and we would need to revisit the funding issues/project in that situation.
- Bill Diehl - concerned with the way the development fees (administration, engineering of the project) are figured, as a percentage of the total project costs including those fees, not just as a percentage of the project construction costs.
- Bill noted that the PQ Rec Council approved going forward with the plan based on cost estimates & loan amount of \$656,000.
- A CM-1472 request for Council Action on the loan and supporting documentation will be drawn up to be approved by City Council.
- Future FBA funds available to repay loan are based on Rhodes Crossing construction, tentatively scheduled for 2009.

Motion: To approve a \$656,000 Loan from the Peñasquitos East Trust Fund to complete Hilltop Park Phase II; to be reimbursed by future FBA funds designated for the project (\$416,503 in FY2009 or when the funds become available). And any remaining or unused monies from the loan will be returned to the Peñasquitos East Trust Fund upon completion of the project. M/S/C - Rhodes/LaGrone, Approved 10-0-0.

- b. **Santa Fe Summit II & III Presentation - INFO ONLY** (PDP/SDP No. 40-0315; SCR, Process Two application)

Jim Gabriel and Randy Hanna of Architects Hanna Gabriel Wells attended the land use committee prior to this meeting and returned to share their plans with the full planning board. The proposed project is for 3 office buildings, with 580,000 sq. ft. for office use and 20,000 sq. ft. for retail use. Project includes 2 multi-level parking structures and related site improvements. Site is adjacent to “Intuit Campus” at Camino del Sur and Torrey Santa Fe Rd. The commercial retail has a 45 ft maximum height limit and Building 7 is a 10-story office building. Building facade will be 16’ – 20’ of stone materials at ground level and glass above, similar to Intuit building. Landscaping would be series of like items, trails and pedestrian nodes would connect to Intuit Campus. Trails will be maintained by Kilroy Realty Corp.

- Becker noted that plan seemed to be consistent with walk-ability guidelines.

Public Comment:

- Steve Egbert inquired about an easement or access to the bike path overpass at Camino del Sur.
- Patricia (BMR resident) likes the plan “if it’s open to the public.” Would like to see more architectural character than presented at the Intuit Campus and more of the City of Villages concept – more welcoming.
- Keith Rhodes gave a brief history of the Torrey Highlands area and noted that the site has always been zoned for office or visitor commercial.
- Patricia inquired about plans for transportation alternatives, mass transit, carpooling, etc. Jim Gabriel noted that thousands of employees would work there daily.

Note: Project reps should be receiving an SCR reassessment letter shortly from Development Services.

- c. **Clarification of Brown Act application to RPPB – INFO ITEM**

Deferred to September meeting.

- d. **Notice of Bylaws for review and approval on 9/5/07 – INFO ITEM**

All board members should have received a copy of the proposed Bylaws via email. Bill Diehl asked the board to review and bring questions to the next meeting for modification and final approval.

8. REPORTS.

- Chair Report – Charles Sellers - none
- Vice-Chair Report – Joost Bende - none
- Secretary Report – Jeanine Politte

The July 11, 2007 fire left many families concerned about their ability to get to their homes, children, and pets or leave the community when Peñasquitos Drive was blocked for almost 6 hours. It was suggested that fire and police officials could be invited to attend a future meeting. Politte reported that she has been in contact with the Fire Department to get information about the policies and procedures, when and how the emergency exit will be opened for local residents to use. Fire Dept. reps are checking into

it further. Politte will contact Pat Armstrong who spearheaded changing the barricades to posts with locks a few years ago.

d. Standing Committee Reports:

- Land Use (Jon Becker) – Torrey Brook II project attended the LUC meeting, but did not need to attend full board meeting.
- Wireless (Lynn Murphy) – Sellers noted that the committee did not hold a meeting last month.

e. Ad Hoc Committee Reports:

- Bylaws/Elections (Bill Diehl) – see earlier notes.
- Community Funds (Bill Diehl) – none
- Transportation (Jim LaGrone) – Still has not received any input for speed monitoring signs. Politte suggested that Alamazon St. or Peñasquitos Drive would be good locations, noting that the speed trailers had been positioned along these roads over the past month. Plans are to widen Carmel Valley Rd. to 4 lanes, Black Mtn. Ranch FBA funds will cover widening.

f. Liaison and Organization Reports:

- Community Planners Committee (Charles Sellers) – did not attend meeting, no report.
- Black Mountain Ranch Open Space (Sudha Garudadri) - none
- MCAS Miramar Community Leaders Forum (Spurr and Diehl) – MCAS fire management has been reducing fuel load in outlying areas with controlled burns. Air operations are controlled by the FAA until aircraft are within MCAS boundaries. Airshow is Oct. 12-14th with the Thunderbirds this year.
- Park View Estates (Bende and Diehl) – Diehl suggested that an advisory board should be set up with the Rec Council and RPPB to facilitate the spending of funds. Approx. \$1.2 million is in the account. Can either reactivate the old board or set up new; may have to cancel old resolution and start fresh. Madeleine Baudoin will talk to Charlene Gabriel about setting up.
- Peñasquitos East MAD (Bill Diehl) – no report. Keith Rhodes expressed concern that 3 separate MADs affect his project, Rhodes Crossings.
- Recreation Council (Jim LaGrone) – Shade structures are going up at skatepark, security cameras are being installed. Kids are jumping the fence after hours. Dog Park plans have been approved by the city, now to water authority for approval. Lighting at Canyonside Park has hit a road block – city is adding an additional 25% to costs for administrative fees; amount not included in FBA loan amount approved Oct. 2006. May have to come back to RPPB for amendment to approved expenditures and loan.
- Town Council (Ted Jobson) - none

The meeting was adjourned at 10:35 pm.

Respectfully submitted,

Jeanine Politte, RPPB Secretary

Approved 9/5/07.