



Rancho Peñasquitos Planning Board Meeting Minutes

November 2, 2011

Attendees: Jon Becker, Joost Bende, Suzanne Brooks, Bill Diehl, Bill Dumka, John Keating, Dann Mallec, Jeanine Politte, Keith Rhodes, Scot Sandstrom, Mike Shoecraft, John Spelta, Dennis Spurr, Ramesses Surban

Absent: Thom Clark, Ruth Loucks, Darren Parker, Charles Sellers

Community Members & Guests (Voluntary Sign-in): none

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: Camelot was removed from agenda at request of applicant, moved Stargaze Avenue Street Vacation to first Business item.
3. MINUTES: Corrections were recommended.
Motion: To approve the October 5, 2011 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C - Bende/Keating /Approved, 6 in favor – 0 against - 5 abstentions (Mallec, Sandstrom, Brooks, Shoecraft, Diehl).
4. Guests: no public safety agencies were present. Brief discussion of Red Flag Warning today and small fire in Santaluz.
5. NON-AGENDA, PUBLIC COMMENTS:
 - a. Diehl announced that Rancho Peñasquitos Park & Rec Council would be holding the annual Winter Wonderland event on December 3rd at Hilltop Park from 11am – 3pm. Parking is available at Sunset Hills Elementary School and shuttle service will be provided.
 - b. Diehl informed the attendees that copper wiring has been stolen from Canyonside (twice), Views West & Black Mtn. Community Parks' light standards. City is putting locking covers on the lights. Scripps Ranch was also hit over the weekend also.
 - c. Diehl noted that Maria Webster, Rec Council appointed representative to RPPB, has resigned from the position. He announced that he would not be running for District 9's RPPB board position in 2013; preferred to be Rec Council Rep. He added that RPPB should get a notice out explaining that eligible members of the community must have documented attendance at three of the Rancho Peñasquitos Planning Board's last twelve regular meetings prior to the February regular meeting preceding the election. The March 2012 election will be for the even numbered seats and Renter-at-Large.
6. ANNOUNCEMENTS & INFORMATION ITEMS:
 - a. Assembly Member Nathan Fletcher's Office Report – Sterling McHale
McHale noted that legislature is in recess but Fletcher is kicking off the holidays with a 'Season of Service' which includes: 1) Blanket and Warm Clothing Drive – 10/31 – 11/4/11, 2) Toys for Tots Toy Drive – 11/14 -12/17/11, and 3) San Diego Food Bank Canned Food Drive – 11/14 – 12/17/11. Fletcher is also holding The Fletcher Family Annual Holiday Open House on 12/14/11. Handouts with details were distributed.
 - b. San Diego City Council District 1 Report – Stephen Heverly will email his updates.
 - c. San Diego City Planning & Community Investment Report – Michael Prinz, no report

7. BUSINESS.

a. **Street Vacation off Stargaze Avenue – Jeff Smith (Action Item)**

Bende reported that the proposal had been approved, unanimously, at Land Use Committee meeting.

Smith distributed a handout with information and maps depicting the street vacation and slope easement abandonment being proposed. Property is located at 8985 Stargaze Avenue (lot 8). The future street reservation and slope easement required for the street reservation is no longer needed; surrounding area is fully developed. Smith added that to mitigate the slope slippage, he needs to vacate the easement to move forward.

Engineering and Planning Departments have both reviewed and asked that the street vacation and slope abandonment include the two adjacent lots 6 & 7, otherwise no objections to vacation and abandonment.

Becker stated that vacation/abandonment has been cleared through environmental and this is a cleanup of titles. The Encroachment Management Removal Agreement is not an issue as it is a private improvement; City staff wondered if public or private.

Motion: To approve the proposed Street Vacation and the Easement Abandonment for lots 6, 7, & 8 (8985 Stargaze Avenue, San Diego, CA 92129).

M/S/C – Bende/Spurr/Approved, 13 in favor – 0 against – 0 absentions/recusals.

b. **Santaluz Assisted Living CUP – Joe Taylor (Action Item)**

Dann Mallec recused himself.

Taylor noted that a laundry room was added to the 2nd floor per RPPB's request and that the size of room would be increased to include room for a folding table.

Bende thanked the applicant for working to incorporate the healing gardens, the laundry room addition and the exterior that RPPB requested.

Taylor added that they are still working with City staff and that they would only be offering information tonight, not asking for RPPB to act on their proposal.

- Keating, referring to the north end of main parking area, suggested either placing an exit onto Via Inez or including a turnaround stall so drivers wouldn't need to back out of lot into drive area if no parking is available.
- Rhodes appreciated the circle drop off area in front.
- Politte added that turn around stalls would need to be added to both lots if residents use. Older residents tend to drive larger vehicles.
- Bende noted that at LUC, the height of the building was discussed. The height varies in sections with the highest point at 39'4" which exceeds the 30' height limitation, but well articulated. The LUC was receptive to the increases as proposed.
- Patricia (BMR) inquired about limiting the time allowed for parking and whether property would have vegetation all the way to the street/sidewalk. Taylor stated that vegetation would be to sidewalk. Becker added that parking lots would be screened to the adjacent streets and Montessori School.

c. **Sewer Pump Station 62 & 84 – Rolf Lee & Hossein Azar (Information Item)**

Becker stated that RB Sewer Pump Station #84 is out for bid to upgrade and once completed will take PQ Sewer Pump Station #62 off line and replace all gravity sewer lines along Peñasquitos Drive, Alamazon Street and Paymogo Street over to Station #84. Station #62 will be abandoned, dismantled, cleaned up and area will be re-vegetated.

- Bende asked if Peñasquitos Drive was just repaved; Politte said yes. (After checking email records: Peñasquitos Drive from Carmel Mtn. Rd. to Del Diablo Way resurfacing (overlay process) was completed in October 2008 and the slurry sealed section from Del Diablo Way to Alamazon St. was completed in June 2009).
- Lee (Project Mgr with San Diego Engineering & Capital Improvement Projects Division) stated that the City combining 2 pump stations into one. Plan will take the flow from #62 and route it to #84 in Rancho Bernardo at Avenida De Los Lobos & Camino Crisalida. Station #62 will be abandoned; right now working with DSD on landscaping plan with native vegetation, getting fire marshal approval to remove existing diesel generator and fuel tank and plan to maintain for 25 months until established. There will be no permanent irrigation.
- Politte inquired about sewer line replacement. Lee stated that there will be a 12" gravity sewer from #62 to #84 to get all the flow, then from #84 they will have 2 redundant 12" forced mains all the way from #84 to Peñasquitos Drive where it turns to gravity.
- Becker asked how old Station #62 is; Lee said it was built in late 60's. Becker referenced newer technology; Lee stated the requirements include a lot of redundancy. When did they anticipate it would begin; Lee stated that per US EPA consent decree, Station #84 must be pumping (beneficial use) by June 30, 2013. Lee stated that Station #84 will be completed first.
- Politte inquired about timeline for completing the sewer lines along Peñasquitos Drive, Alamazon Street and Paymogo which would need to be completed prior to going online with Station #84. Peñasquitos Drive is the only street up into this community with potentially major impacts. Lee stated that they have been discussing with field & traffic engineering and the plan is to go the 'shop drawing route' and require the contractor to be responsible for obtaining all the traffic control permits.
- Bende asked what bid requirements are being included. Are they including conditions pertaining to work hour limitations, limit impacts on the elementary school to summer months or during vacations, etc. as the community will be concerned with impacts on the residents. Politte stated there is a median all the way up Peñasquitos Drive adding that laying the sewer lines on either side of the intersection at Peñasquitos Drive and Alamazon Street would impact access to the school.
- Becker asked if the construction schedule could be done during the summer months and the connections done after school started. Azar said that construction would start in June or July and they could ask the contractor to do this work when school is not in session. Becker added that once school starts traffic would increase. Could be a requirement in the contract.
- Brooks asked how long it would take to complete relaying the line; 2 months for excavation and placing the pipe. Could the area around the school be completed before school started; yes.
- Mallac recommended that we provide a list of concerns to staff. Becker stated that when the decommissioning comes online that neighbors be noticed. Azar stated that all neighbors would be noticed again via door hangers 1-2 weeks in advance.
- Keating inquired about delays, ideally they could do it during the summer but we should ask for performance characteristics; no nights, not during school drop off and pick up times, etc.

- Diehl asked how abandonment will take place. Lee stated that all equipment and everything down 3' below grade would be removed, site would be regraded and revegetated; site now contains bioxide tanks that would be removed and sent back to vendor.
- Politte asked if there has ever been a sewage spill at Station #62 and is 3' down enough to assure that there is no contamination or hazardous construction materials left on site. Local residents do and will use the path to access Rancho Bernardo by bike or on foot.
- Bende asked whether asbestos might need to be mitigated; Lee stated that no asbestos or hazardous materials were found on the site.
- Geoff Hsu, lives adjacent to Pump Station #62, stated that the Wastewater station has been a good neighbor. He noted that his neighbors would say that tomato plants have popped up over the years on the site. He appreciates the work being done.
- Becker reviewed concerns: 1) scheduling concerns, 2) information out to community, 3) no night work, limiting hours from 8-4 and no disturbance to the school day/activities. We will document in our minutes to assist City staff in guidance.
- Azar suggested that Staff can coordinate with the school; Politte recommended that RPPB invite the Principal to our next meeting. The school district has probably been noticed so she probably has no clue at this time.
- Bende asked if this comes back as an action item? Becker asked Lee if staff could attend another meeting so the Principal can attend and ask questions. Staff agreed to return.
- Keating recommended the contract should include requirement that contractor provide traffic control plans ahead of time for work to be done adjacent to the school which will alleviate change orders and additional costs to the City. Lee stated that would be included in contract requirements, they just need to know the concerns. Azar asked for clarification, that the traffic control plan be included in the bid process; Keating said yes or the performance standards route.
- Diehl asked if it was possible to include the reclaimed water lines in the street to connect Rolling Hills Park to the system once ready. Lee stated that it would be two separate projects; distance requirements between the pipes within the street for health requirements, not in the same trench. Politte suggested that the Doubletree would be a good customer for the recycled water.
- Politte asked how Station #84 would handle waste while under construction, concerned that #62 couldn't handle both while under construction. Lee stated that Station #84 feeds to Station #62 now the contractor will have to provide temporary pumping throughout the duration of construction at #84. Politte noted the reason for her concern about capacity was based on hearing that some residents down near the intersection of Paymogo and Alamazon Street had wastewater back up into their homes many years ago.
- Becker asked Lee to attend the December 7th meeting for further review; agreed.

a. **San Diego Canyonlands – Eric Bowlby (Information Item)**

Bowlby briefly reviewed questions/concerns brought up at prior meeting:

- Handout of Section 55: Park and Recreation section of San Diego City Charter, Article 5.

- The West Chase neighborhood parcel identified on the map includes a City owned utility easement (SDG&E) and the HOA owned parcels.
- Is Darkwood Canyon under advisory of LosPenCynPsv CAC? CAC representative, Marvin Gierst sent Bowlby an email that represented the CAC's viewpoint. The CAC favored the concept to dedicate all 10,000 acres and believes the Darkwood Canyon parcel is under their jurisdiction.
- Does dedication result in encumbrances on private property rights? Legal opinion is that private property rights/encumbrances would not be affected by dedicated park land; private property owners near dedicated parcels would have the ability to build a 2nd story on their property, would not affect their rights.
- Section 55: Park and Recreation section of San Diego City Charter, Article 5 states that the City can build roads through dedicated park land if the City Council finds that the public interest demands it. Bowlby could not find an example of where a road was put through dedicated park land to-date. Section 55, referenced above, mentions City Manager in last paragraph of handout; San Diego no longer has a City Manager. Bowlby will check how City is administering elements of the Charter that reference City Manager action.
- What does "Use Restriction" Code "See L1203 Entries" reference? This is a parcel specific list used by Real Estate Assets Dept. (too costly to distribute full list). Real Estate Assets will review all parcels prior to dedication.
- Could we dedicate the easement that contains the aqueduct along Salmon River Road near the Dog Park? Bende said that we can't because some is owned by the City, Enterprise Fund, and the other is owned by the YMCA. Diehl added that the Dog Park section (inside fence) is owned by Park and Rec and the 4' parcel between the street and the Dog Park is owned by City Fire Dept. Is that parcel also going to be considered for dedication? Bowlby asked Diehl to hold his question until we go over the map. Bowlby added that funds would be required in exchange for dedication of Enterprise Zone properties so it is likely that Enterprise Funds lands would come off the list.
- Rhodes stated that he appreciated the work being done by SD Canyonlands. Open Space is not specifically recreation or park land. It is not in the best interest of this community to include the area within Rhodes Crossing development maps for dedication without the City Attorney's legal opinion that the planned road (Camino del Sur extension south of SR-56) would go through without additional process.
- Becker stated that the assurance of the road is important and would like an opinion on it also. Others could use this as a lever to keep the road from going through.
- Rhodes preferred that his parcels not be included in the dedication proposal at this time; added once the road is completed.
- Bende stated that Rhodes Crossing vesting tentative map already shows the road as a Capital Improvement Project, would it need additional executive branch findings for this road to cross over the dedicated open space? Rhodes stated that even a City Attorney finding could be reinterpreted to keep the road from going through at a later date.
- Keating stated that Darkwood Canyon (H513RU) should not be included in proposed dedication; we could add once built. Bowlby would remove this site number from the proposed dedication maps.

- Becker added that West Chase HOA parcel needs to be reconciled with GIS nomenclature also.
- Dumka believes that dedicated is the same as designated and has no fear that they will be used for that purpose.
- Becker added that BMR may be better locked up than other communities so it really won't affect the community.
- Bende noted that La Jolla site 653 is a perfect example of the City selling a parcel, that residents thought could not be redistributed/sold/traded, to be developed for the Jewish Community Center. It's an example of how designated land can be and how dedicated is protected. Bowlby will compile a list of similar properties.
- Mallec couldn't understand the genesis of why dedication is happening, in his experience his hands are tied with designated land.
- Becker asked Bowlby to explain how/why this process for dedication of park land. Bowlby stated that City Charter required annual review and dedication of park land but the death of City employee who oversaw surveying each parcel and dedications halted the process. In 2006, Park and Recreation prepared a report showing that the City had neglected its responsibility to dedicate some 17,000 acres of open space. Dedication protects open space so that it doesn't get lost or sold for development. Briefly discussed how LA is trying to provide park land after the fact. There is no cost to the City or State by using this process.
- Sandstrom noted that the MHPA boundaries in Torrey Highlands have not been updated on maps; shows Intuit in MHPA. He believes that open space in Torrey Highlands community were dedicated on developer maps, but the City has just not accepted all of them to-date. The Torrey Highlands map seems to be consistent with all open space that was designated to be dedicated; not all maps are consistent within City. He would support any motion that would exclude Darkwood Canyon from dedication at this time. Torrey Glens has open space owned and maintained by the HOA.
- Bende added he would support dedication of Sunridge Mini Park (PQ District 8, item H608RU).
- Brooks asked for clarification that Dog Park is already dedicated; yes.
- Politte asked if once the canyon at end of Peñasquitos Drive is dedicated (F610RU), will it impede RPPB's ability to remove the unfunded CIP road project from the PFFP list? Bowlby stated that dedication should not restrict RPPB on this action.
- Keating is concerned that RPPB makes what looks like the right decision now, may not be the right decision down the road.
- Diehl inquired about parcel H518GM south of Rancho Peñasquitos Blvd. whether it is City owned adding that owner of adjacent parcel (cul-de-sac below) uses it to gain access to their property with their motor home. Resident may be notified that he will not be able to use in the future.
- Becker added that Senator Kehoe has agreed to author the legislation. It was noted that there is no cost to the City or State except time to process the legislation.
- Bende asked if Bowlby was a paid SD Canyonlands employee and how his organization is funded. Bowlby stated that he is the salaried Executive Director and SD Canyonlands is funded by grants and donations. The San Diego Foundation has funded this project; funding their organization for some 11-12 years for specific

projects. Price Charities is funding them to hire residents in City Heights to work local canyonlands' cleanup.

- Rhodes stated it is hard to do anything in open space. Pardee wanted to swap land for a parcel to build self storage which the community favored. It became difficult to do a trade and he also pointed out that our hands could be tied in future trades that benefit the community. Is it possible that the City Charter only recommends dedication on an annual basis? If the City was to instigate this dedication, each parcel would be surveyed and we'd know exactly what was being dedicated. This legislative method may not provide the specific details needed causing problems down the road.
- Sandstrom added the MHPA lines, if inaccurate, could cause future problems and we'll have no mechanism to change it.
- Bende asked if we could add language to the legislation that provides directions used to mitigate MHPA errors?
- Becker stated that these problems should come back to RPPB for review. Bowlby added to reverse the dedication would require a 2/3 vote of the people. The City Charter would need to be amended to provide another out. Bowlby asked us to look at BMR where dedicated lands were a promise for species conservation and requested we look at the edges so we still provide for species conservation.
- Sandstrom suggested the proposal only dedicate City owned MHPA parcels so they've been prescreened.
- Bende said the mission of the proposal was to connect canyons to the park areas; agrees with only dedicating the MHPA parcels.
- Dumka shared an example of trades where the Fire Dept was looking to change location of the planned station. BMR looked at open space for a trade but ended up shifting to a sewer pump station site.
- Diehl addressed Rhodes mention of the Pardee storage facility swap adding that Pardee didn't want to pay the City's price for the open space land.
- Bende and Becker discussed the parcels south of the condos which are privately owned but the Community Plan lists as Open Space.
- Spelta stated that he has no problem with the BMR map areas proposed for dedication.
- Surban stated that dedicated open space examples (pros & cons) would help him assess the risks. Becker stated that Rhodes and Bende's examples are historical perspectives that may impact the community.
- Bende stated that our community is still actively developing and dedication may tie our hands; there are two sides to this. Bende added that dedication is beneficial to built-out older communities due to limited open space resources.
- Diehl inquired if the 5 acre parcel set aside for Los Peñasquitos Neighborhood Park adjacent to Los Peñasquitos Elementary School was already dedicated as part of Black Mtn. Open Space; Spurr & Bende agreed that it is already dedicated.
- Keating agreed with dedicating just MHPA and explore adding language that allows community planning an option versus a public vote or he'll need to vote against the proposal.
- Bende suggested a method to reverse dedication in the interest of the community by authoring language to be included in the legislation or as an amendment to the City Charter. Allow the community via the community planning group to initiate a reversal of dedicated open space to designated open space under Process 5 with

language and requirement could also include approval by a 2/3 vote by each advisory body (Planning Group, Planning Commission and City Council).

- Bowlby stated that would be beyond SD Canyonlands scope.
- Bende suggested that SD Canyonlands can write additional language into the legislation that will be approved by City Council and State Legislature or as a Charter Amendment to provide a reversal clause. The clause would provide reasons that constitute reversal of this open space dedication for land that: 1) the community planning group sees fit to be swapped/traded, 2) the community planning group finds other purposes that benefit the community. The local planning group could initiate a reversal of the dedication via Process 5 requiring approval by a 2/3 vote of each board (Planning Group, Planning Commission and City Council).
- Bowlby added, the legislation now states that the land would have the same protection as if dedicated and redirects to the City Charter for guidance.
- Bende agreed that it may be a City Charter amendment, but the City Attorney's office should be able to provide guidance on the language to convey our recommendations which would garner more support from this board.
- Surban said it sounds like a good idea but doesn't it water down the designated open space designation.
- Bowlby will provide this recommendation to Park and Rec who will ask the City Attorney's office for guidance.
- Bende suggested that RPPB might state, we respect older communities and their need to maintain their open space, but we are still developing and need to keep options available. We see the value and support the initial concept.
- Rhodes stated that not all MHPA parcels are City owned, some MHPA parcels are privately owned and an easement is provided to the City.
- Becker tabled the item until December meeting at the soonest to allow Bowlby and City Staff time to research; or January 2012.

2. REPORTS.

a. Chair Report – Jon Becker

- DSD presented the proposed Draft Urban Agriculture Amendments to the General Plan, draft dated 11/26/11 at CPC meeting. Changes include the ability to have small goats, chickens and bees in residential zones; also covers selling produce from your yard, community gardens, etc. Proposed draft would go to Planning Commission in January 2012. Politte will email draft docs to RPPB for review.

- Embarcadero Park near cruise terminal should be going out for bid. Bende/Keating stated that the Coastal Commission denied the Substantial Conformance of the Navy Broadway Complex.

- Reclaimed Water pipeline from Canyonside Park along the trail to Park Village is in process and may be on December agenda to advise on status.

b. Vice-Chair Report – Charles Sellers, not report

c. Secretary Report – Jeanine Politte, no report

d. Standing Committee Reports:

- Land Use (Joost Bende)
 - Santaluz Assisted Living should be back in December, possible Action item.
 - Camelot is still working on cycle review items, may be ready in December to present.
 - Sewer Pump Station project will be back in December; Politte will contact Rolling Hills Elementary School Principal and invite to meeting.
 - Diehl asked that Canyonside Park extended parking be added to LUC in December if possible.
- Telecomm (Charles Sellers)
 - Becker stated that there is a new project, AT&T Mira Zanja Corte, in the pipeline.

e. Ad Hoc Committee Reports:

- FBA/PFFP Prioritization (Keith Rhodes)
 - Rhodes recommended the committee get together to discuss next steps, look at funds set aside for widening SR-56 (listed in 4 community plans), possible reimbursement source (TransNet), as well as discuss all 6 items RPPB identified for review. Rhodes asked that the Subcommittee be on the December LUC & Regular meeting agendas as an action item.
- Cresta Bella/Doubletree (Jeanine Politte)
 - Cresta Bella is still finishing up the carpports and hillside straw rolls are still out to limit runoff.
 - The cleanup of I-15 shoulder landscaping between Camino del Norte and Carmel Mtn. Rd. to end of Landscaping Zone where the MAD takes over; not sure if Heverly has received a response from Caltrans to-date. Surban suggested contacting N. Fletchers office; Keating suggested not going the political route just yet.
- Our Lady of Mt. Carmel (Joost Bende)
 - Under construction; brief discussion about the height of the retaining wall erected on the north east slope. Keating said it is a soil nail wall where they just cut into the hillside. Spurr thinks it is 20-25' high.
- PPH Community Wellness Campus (Jon Becker) – no report
- Santa Fe Summit II & III (Scot Sandstrom) – no report

f. Liaison and Organization Reports:

- Black Mountain Open Space Park (Bill Diehl) – no report
- CPCI Facilities Financing (Bill Diehl)
 - Still haven't received updated account balance sheets from City after numerous requests; asked Heverly to follow up.
- MCAS Miramar Community Leaders Forum (Dennis Spurr)
 - Next meeting is scheduled to review future construction plans.
- PQ Fire Safe Council (Dennis Spurr)
 - Council held its kick off meeting; reasonably well attended; regular Fire Safe Council meeting was held to follow-up on Kick Off.
 - Becker added that the Fire Dept. Staff will be walking all of Peñasquitos in January. They can and will be noticing, possibly ticketing residents of ordinance violations that they see.
- PQ Town Council (Mike Shoecraft)
 - Meeting will be 11/3/11 in Doubletree's Ballroom; Reclaimed Water Pipeline

- Project and CBI Foreclosure presentations.
- PQ Recreation Council (Bill Diehl)
 - Open Forum event information was restated.
 - Views West Park ADA & Tot Lot Upgrade is still a year away and the Skate Park upgrade is 1 ½ year away. Politte asked if the amounts we've already funded are being whittled away by administrative fees? Diehl hasn't seen any projects come through the Park Board that was planned recently. Diehl has talked with Heverly about concerns.
 - In regards to copper wire thefts, Brooks asked what we can be looking for. Diehl said the plates adjacent to the light standards are being broken into, the wire is cut/pulled and they go to the next box and repeat; it takes a couple of weeks to replace. Keating added, it is a countywide problem, recyclers are on alert.
 - Diehl added that the City Park permit costs for special events will increase due to environmental reasons per City Council approval; Rec Council sponsored events will be exempt.
 - San Diego Soccer Club has asked to install artificial turf at BMR Community Park and build a parking lot; organization uses the park under a Memorandum of Use Agreement with the City. The Club would like to limit use it if they fund improvements which will not fly as the park is for the benefit of the whole community.
 - Politte inquired if there had been any progress on finding the vandals responsible for the graffiti at Rolling Hills Park; no news.
- Los Pen Canyon Psv CAC (John Keating)
 - Held a special meeting in Del Mar Mesa that was not attended. Becker reported that there was discussion regarding mountain bikers & equestrian and the guys trying to do the East-West connection; was sent to City Council.
 - Diehl stated that membership on board is by name so if Becker or Keating do not attend, RPPB has no representation; he can report but cannot represent RPPB.
- Park Village LMAD (Jon Becker)
 - Picket fencing along Park Village Rd. will be updated.
 - Community Monuments are scheduled to go out to bid 11/16/11.
 - Budgets are coming in January for all MADs in our planning area.
- Peñasquitos East LMAD (Bill Diehl)
 - Budget meeting is scheduled; Diehl added that he still needs to move the last remaining monument sign to storage.
- Torrey Highlands LMAD (Darren Parker) – no report
- Prop C Working Group (Bill Dumka)
 - The group is reviewing the issue of assurance on SR-56 connectors. Group has figured how to deal with timing of their projects which clears the way for them to move forward. Dumka stated, he understands that Lightner could support removing the Black Mtn. Rd. widening project. City staff is reviewing and moving all 4 communities 2013 PFFP plans together.
 - Additionally, the brush fire in BMR this morning appears to be arson.
- Transportation Agencies (John Keating)
 - Working on a number of items and the City Bike Coordinator has changed. In the Torrey Highlands area, Westview student's are parking in neighborhoods. Becker said, Terra Mar (Pardee) is opening up path through to Camino del Sur on 11/28/11 when construction is complete which should improve the parking problem. Mesa

- Verde area is experiencing traffic circulation issues.
- Elections
 - Bende asked that the Elections Committee be added to the December agenda; a chair will need to be selected. Even numbered seats will be up for election.

The meeting was adjourned at 10:45 pm.

Respectfully submitted,
Jeanine Politte, RPPB Secretary

Approved 12/7/2011; 10 in favor – 0 against – 1 abstention (Clark).

November 2, 2011

Rancho Penasquitos Planning Board/Land Use Committee

Subject: Request for Comment/Action
Easement Abandonment (EA) and Street Vacation (lot 6, 7 & 8)
8985 Stargaze Avenue, San Diego, CA 92129

Overview:

- The property located at 8985 Stargaze Avenue is located in the Bluffs neighborhood, west of Black Mountain Rd, where Stargaze Avenue curves to the north;
- The property was part of Unit 1 of the Black Mountain Ranchos subdivision, as Lot# 55 of Map #9855, recorded on 10/29/80;
- The property became Parcel #8 with the recordation of Parcel Map# 11980, recorded 3/5/82;
- The Hampe farm, 200 + acres located directly south of property, was undeveloped at the time Map # 11980 was recorded and used as a tree farm;
- Map #9855 and Map # 11980 both imposed a future street reservation and associated slope easement across the front of property (lot 8) and Lots 6 & 7 to allow for possible realignment of Stargaze Ave. for future access to the Hampe property when developed;
- Title to the property under the street reservation and slope easement remained in the name of the property owners;
- The Hampe property was developed in approximately 1988 and created the eastern cul-de-sac for Adobe Bluffs Drive which became access to the Hampe property;
- The elevation of Adobe Bluffs Drive is 39 feet below Stargaze Avenue at the property, so no future access and/or connection of Stargaze Ave and Adobe Bluffs Drive is possible;
- The Engineering and Planning department have reviewed the request and have no objection to the abandonment

Maps:

- Ranch Penasquitos Single Family Neighborhoods, RP Community Plan
- Bluffs Neighborhood, RP Community Plan
- Google aerial photos of Bluffs Neighborhood and property location
- Assessor's Parcel Maps of area parcels with 300' of property
- Proposed Slope Easement Abandonment/Future Street Reservation Abandonment Map
- Grading plan with Stargaze alignment as a "T"-intersection
- Grading Plan with Adobe Bluffs Dr.

Request:

- The Planning Board recommend approval of applicants request to abandon the future street reservation and slope easement across lots 6, 7 & 8 based on:
 - The property in the area adjacent to property is fully developed
 - The alignment of Stargaze Avenue at the property will not be changed in the future
 - Future street reservation is no longer needed
 - Slope easement required for the street reservation is no longer needed

Protected Single-Family Neighborhoods
Rancho Peñasquitos Community Plan

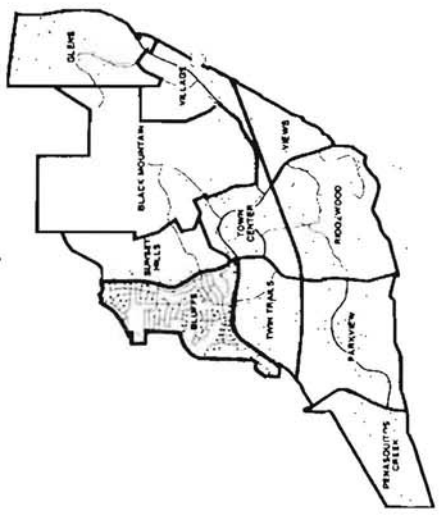
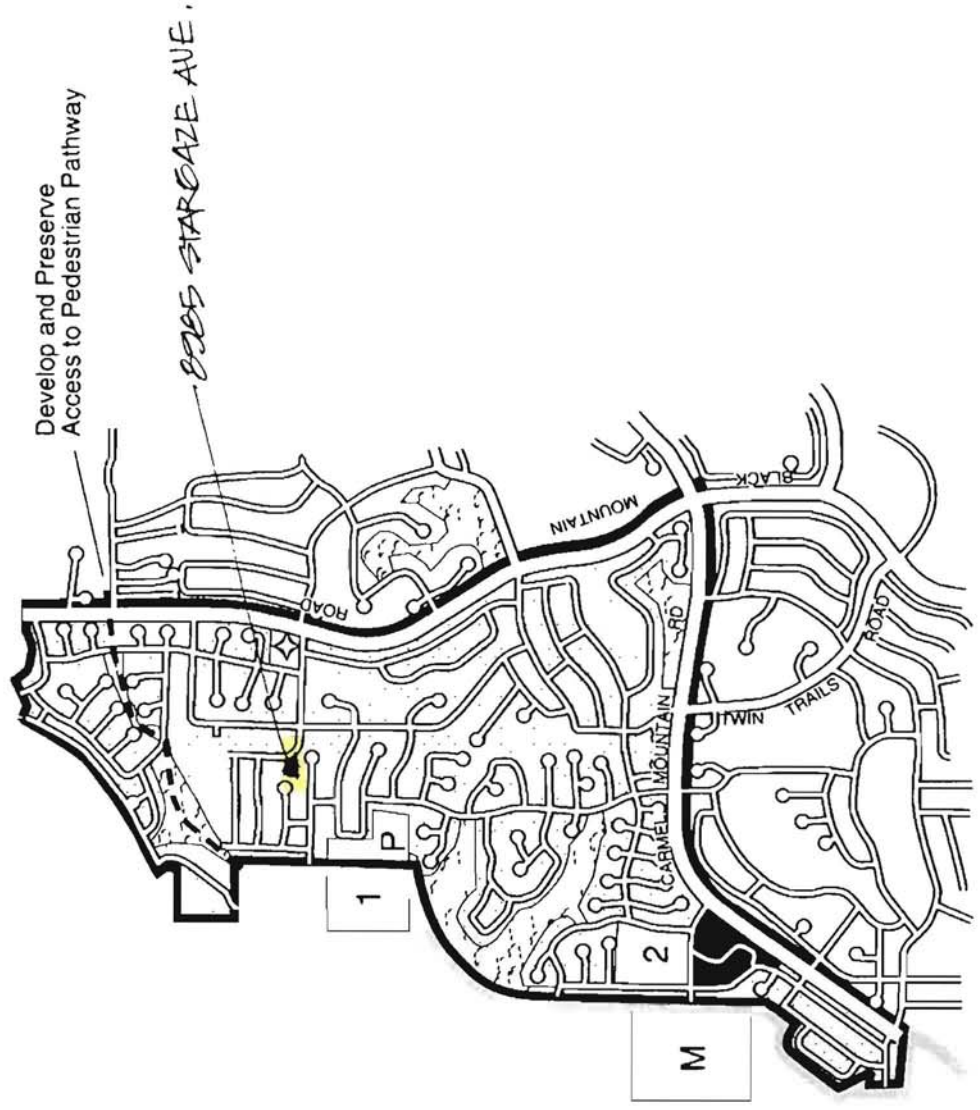


Protected Single Family Neighborhoods



Exhibit:

- Residential**
- Low Density
- Medium Density
- Commercial**
- N Neighborhood Commercial
- Education**
- 1 Adobe Bluffs Elementary School
- 2 Deer Canyon Elementary School
- M Mesa Verde Middle School
- Religious**
- Religious Facility
- Recreational**
- Open Space
- P Adobe Bluffs Neighborhood Park
- Pedestrian Pathway



Develop and Preserve
Access to Pedestrian Pathway

EDGE STARGAZE AVE.



Bluffs 14
FIGURE

Rancho Peñasquitos Community Plan

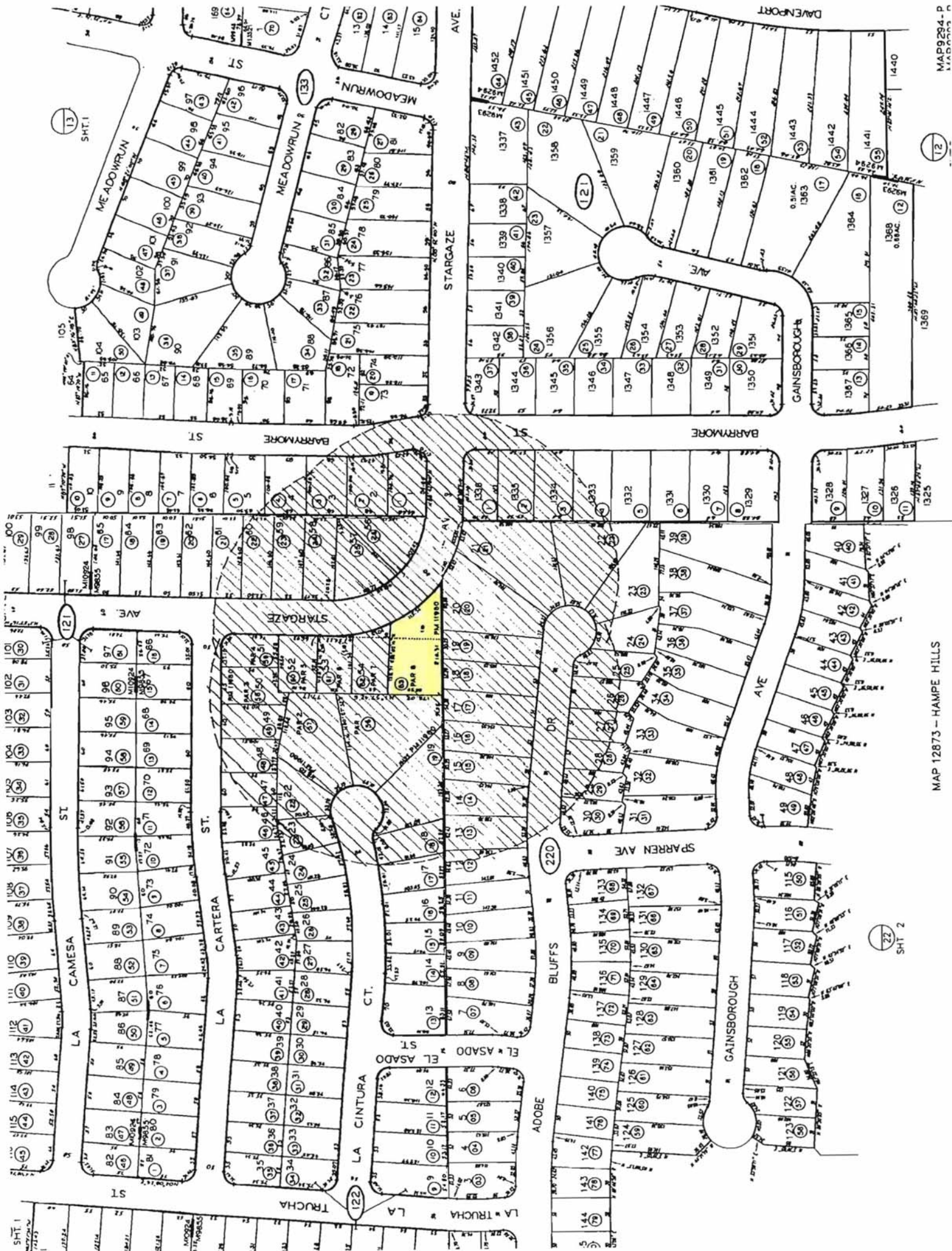
Exhibit C-1



EXHIBIT C-2



8985 Stargaze Ave

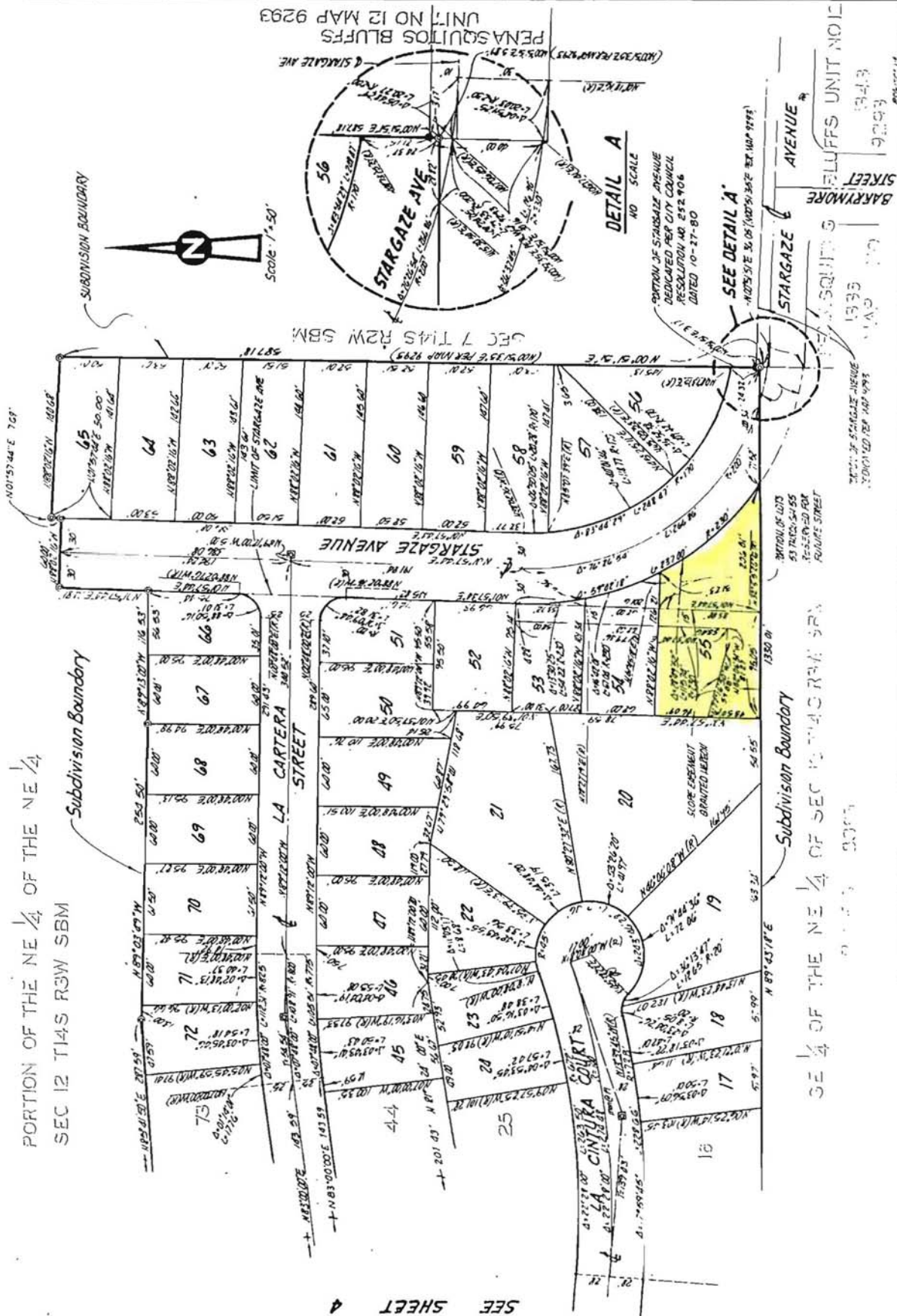


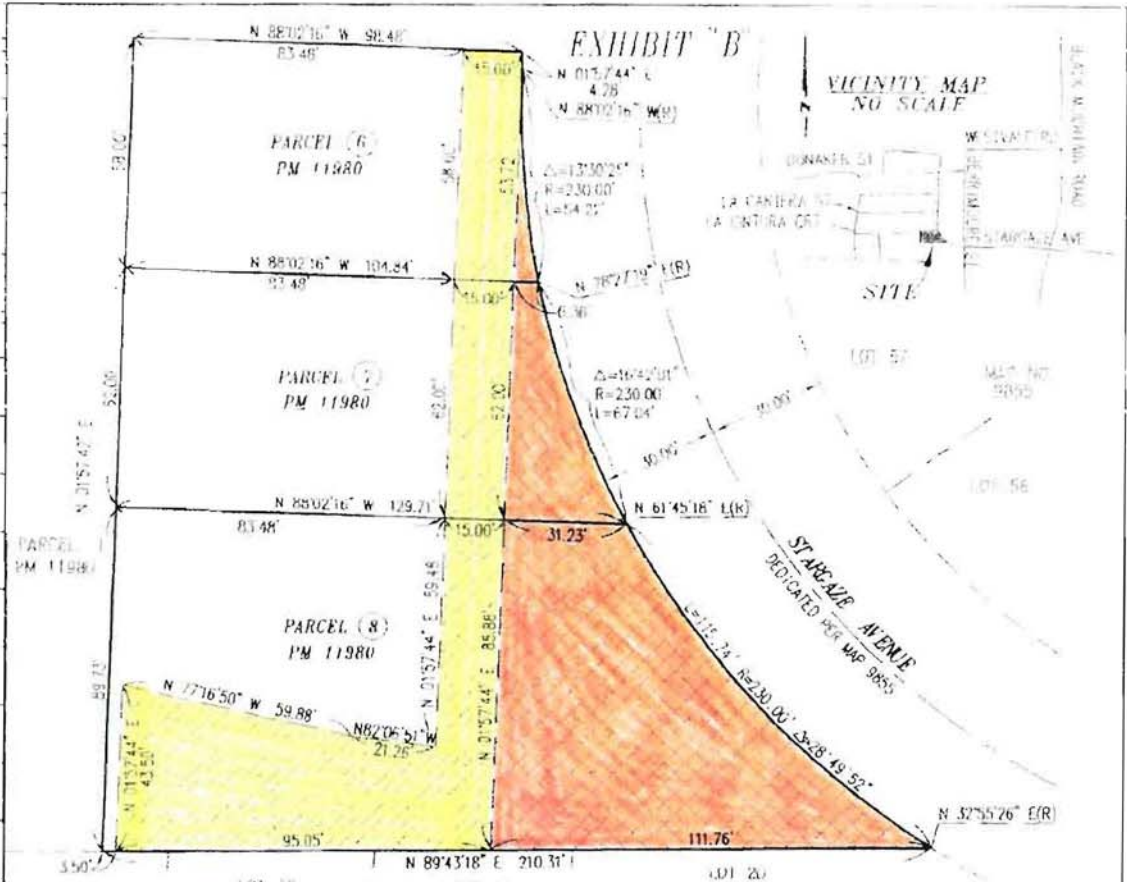
MAP NO. 9855

SHEET 5 OF 5 SHEETS

BLACK MOUNTAIN RANCHOS UNIT NO 1

PORTION OF THE NE 1/4 OF THE NE 1/4
SEC 12 T14S R3W SBM





= INDICATES SLOPE EASEMENT GRANTED PER MAP 9855 SHOWN WITHIN PARCELS 6, 7 & 8 OF PM 11980, "VACATED"
 AREA 4,341.57 SQ. FT. 0.099 ACRES

= INDICATES "RESERVED FOR FUTURE STREET" PER MAP 9855 SHOWN WITHIN PARCELS 6, 7 & 8 OF PM 11980, "VACATED"
 AREA 6,833.68 SQ. FT. 0.153 ACRES

SCALE 1" = 30'
 GRAPHIC SCALE
 SCALE 1" = 30 FEET

LEGEND.
(R) RADIAL BEARING

REFERENCE DRAWINGS:
 PARCEL MAP NO. 11980
 MAP NO. 9855
 MAP NO. 12673
 19270 D

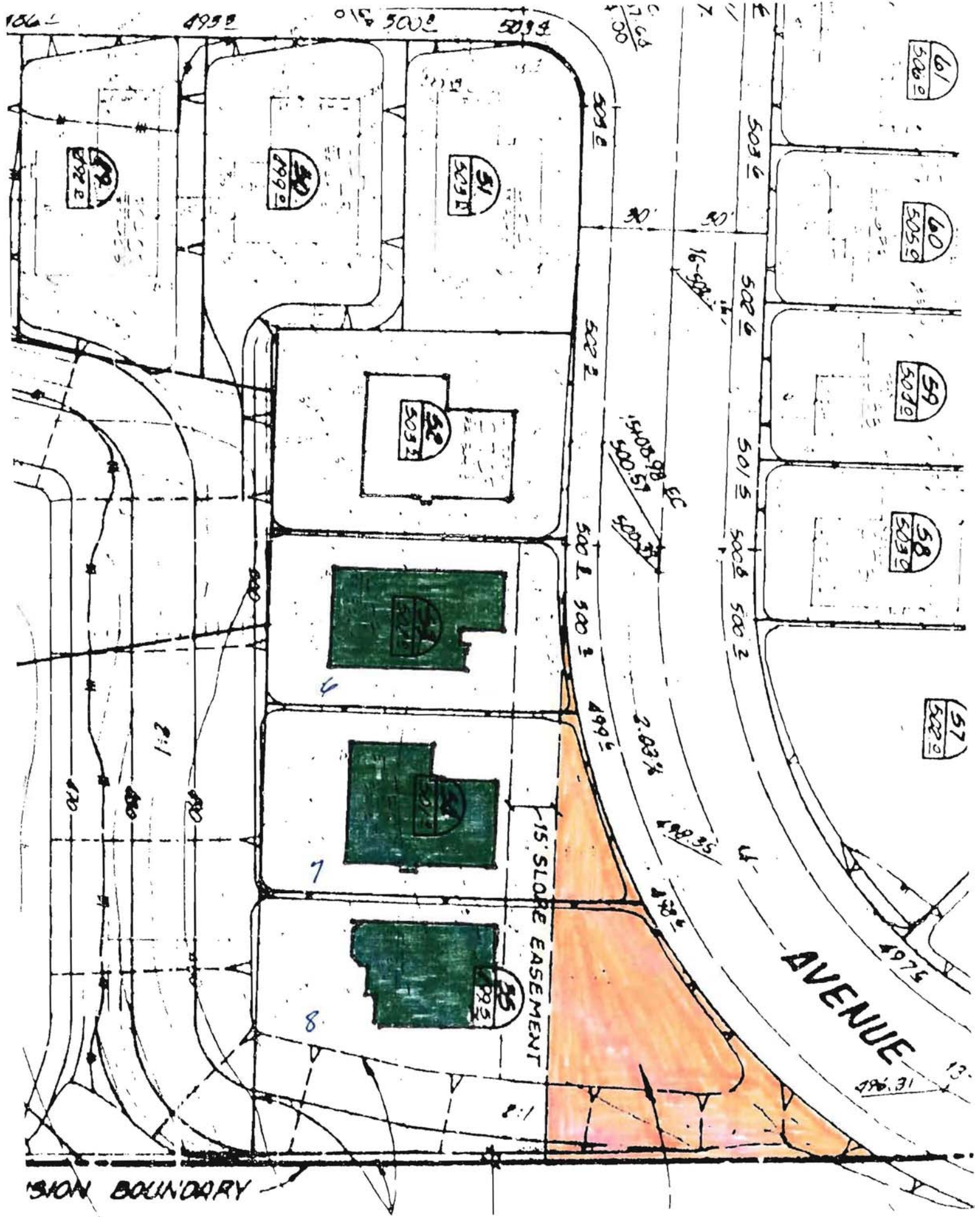
MELCHOR LAND SURVEYING, INC.
 8781 PALMER WAY, SUITE G L.S. 4011
 CARLSBAD, CALIFORNIA 92010
 (760) 438-1728 FAX (760) 438-8901
 JN 3822.DWG DATE 10/27/2011

DOUGLAS R. MELCHOR P.L.S. 4611
 DATE 10-27-2011



VACATION OF RESERVATION
 FOR FUTURE STREET AND A SLOPE EASEMENT
 WITHIN "PARCELS 6, 7, & 8" OF PARCEL MAP NO. 11980

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	PTS. NO. 253611
ORIGINAL					SHEET 1 OF 1 SHEET	LS. NO. 24002034
					FOR CITY ENGINEER	DATE
						1935-6290 CENTR. COORDINATES
						295-1728 LAMBERT COORDINATES
						36619-B



61
5060

60
5050

59
5070

58
5030

57
5020

51
5030

50
4990

49
5020

52
5030

5040

5020

5000

5000

4990

5030

5020

5015

5000

5000

1860

4990

5000

5090

17.60
1.00

7

11

12

2:1

170

480

600

7

8

15 SLOPE EASEMENT

AVENUE

VISION BOUNDARY

15.00%
5000
5000
5000

2.03%

148.35'

138'

137.5'

131.8'

16'-0"

148.35'

138'

138'

13

EXHIBIT B

8985 STARGAZE AVE.

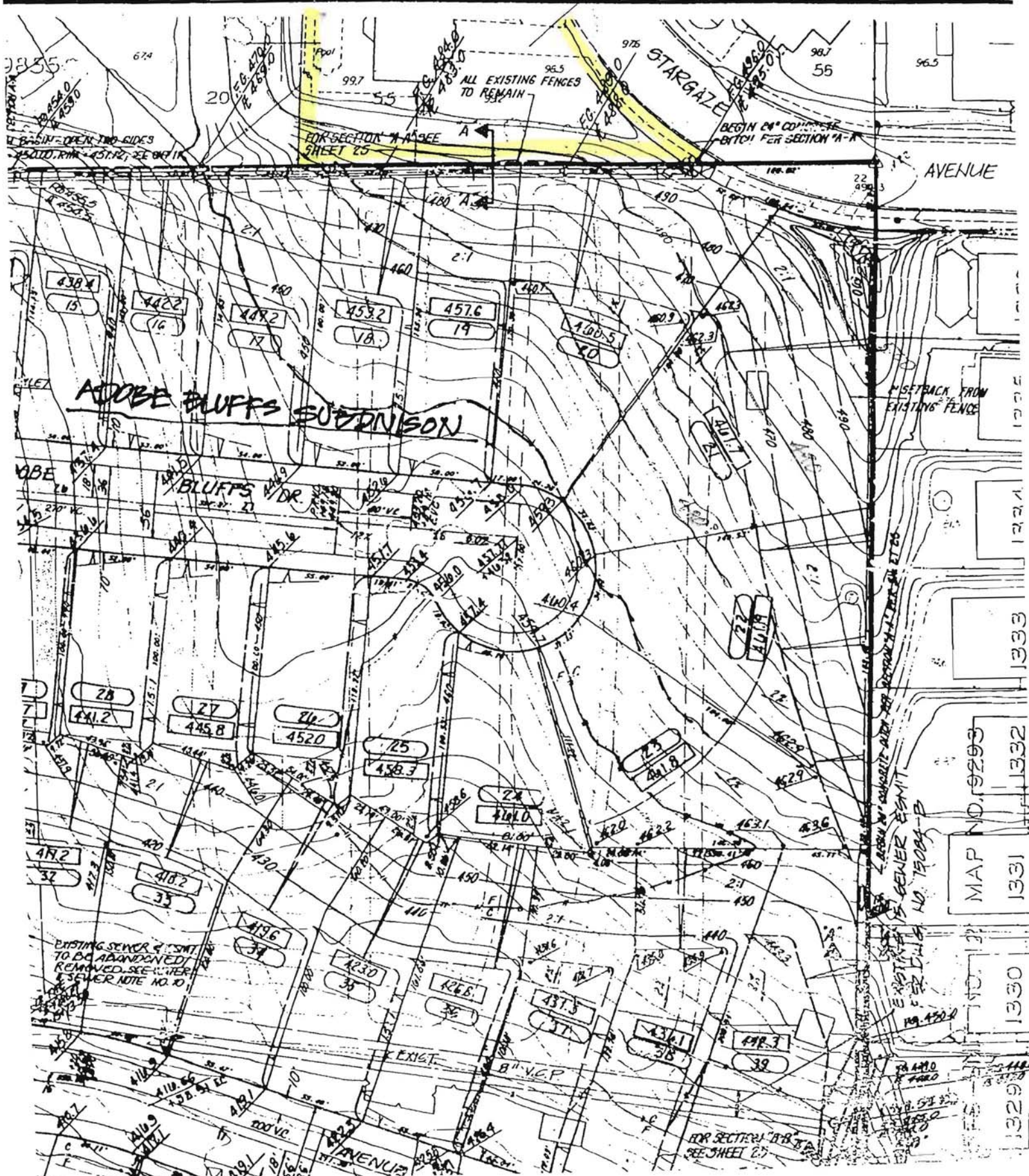
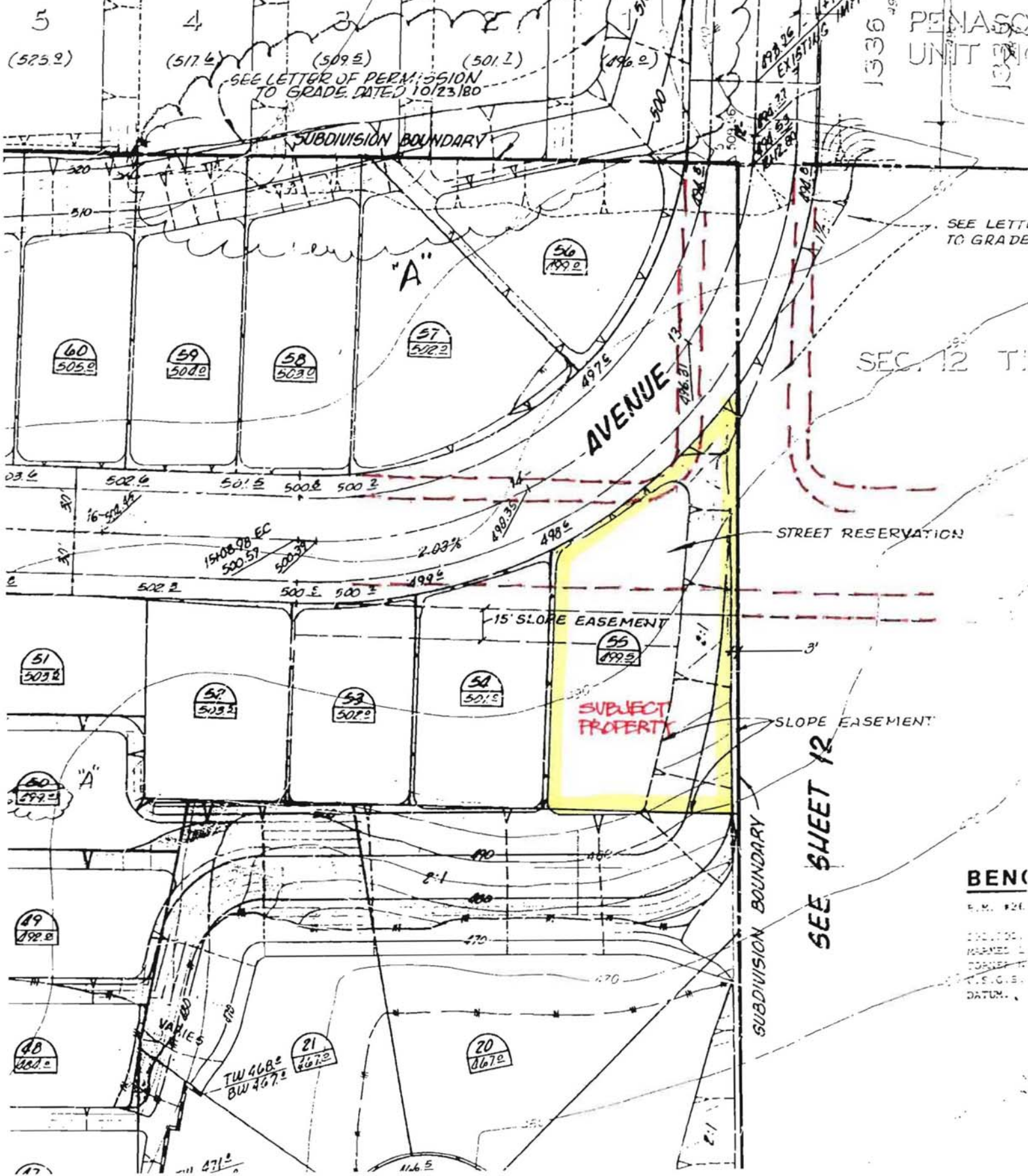


EXHIBIT A-3

MOUNTAIN MEADOWS TM NO 79-174



PENASCO UNIT

SEC. 12 T1

SEE SHEET 12

BENCH
 E.M. 126
 CORNER
 DATUM