



RANCHO PEÑASQUITOS PLANNING BOARD REGULAR MEETING AGENDA

Wednesday; May 7, 2008 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 (April 2, 2008)

7:45 pm - San Diego Fire Department (Stations 40 and/or 42)

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 Mayoral Office (Stephen Lew: slew@saniego.gov)
- San Diego City Council District One (Madeleine Baudoin: mbaudoin@saniego.gov)
- San Diego City Planning & Community Investment (Brian Schoenfisch: bschoenfisch@saniego.gov)

NEW BUSINESS:

8:30 pm – PPH Community Wellness Campus (Action Item)

9:30 pm - REPORTS:

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

Vice-Chair: Jon Becker (jon.becker@tcb.aecom.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 (Joost Bende)
- Community Funds (Bill Diehl)
- Fire Prevention (Dennis Spurr)
- Santa Fe Summit (Jon Becker)
- Transportation (John Keating)

Liaison and Organization Reports:

- Black Mtn Open Space (Pamela Kelly)
- MCAS Miramar CLF (Dennis Spurr)
- Recreation Council (Jim LaGrone)
- Town Council (Mike Shoecraft)
- Park Village MAD (Jon Becker)
- Peñasquitos East MAD (Bill Diehl)
- Torrey Highlands MAD (Scot Sandstrom)

10:00 pm - ADJOURNMENT.

LAND USE COMMITTEE WILL MEET AT 6:30PM IN THE DOUBLETREE RESORT RE: PPH COMM WELL CAMPUS.
WIRELESS COMMITTEE WILL MEET ON THURSDAY MAY 15, 2008 AT 6:30PM IN THE DOUBLETREE RESORT.
FUTURE RPPB MTGS: 6-4-08; 7-2-08; 8-6-08; 9-3-08; 10-1-08; 11-5-08; 12-3-08; 1-7-09; 2-4-09; 3-4-09; 4-1-09.



Rancho Peñasquitos Planning Board Meeting Minutes

April 2, 2008

Attendees: Dan Barker, Jon Becker, Joost Bende, Bill Diehl, Wayne Kaneyuki, Pamela Kelly, Jim LaGrone, Jeanine Politte, Keith Rhodes, Charles Sellers, Mike Shoecraft, Dennis Spurr, Christopher Woo

Absent: Sudha Garudadri, John Keating, Lynn Murphy

Community Members & Guests (Voluntary Sign-in): Morri Chowaiki, John Spelta, Scot Sandstrom, Bill Dumka, Dale Politte, Pam Blackwell, Michelle Abella-Shon.

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1. The meeting was called to order at 7:45 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present.
 2. Agenda Modifications: PPH Community Wellness Campus was deleted from agenda following their presentation at the Land Use Committee mtg. (to be discussed under LUC Report).
 3. MINUTES: Modifications were recommended to clarify terms of BMR & TH elected seats).
Motion to approve the March 5, 2008 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C - Spurr/Shoecraft/Approved 11-0-2 abstentions (Woo & Politte).
 4. Guests: none
 5. NON-AGENDA, PUBLIC COMMENTS:
 - a. Sherry Lightner, Candidate for Council Seat District 1 introduced herself; excited about the upcoming forum sponsored by the Rancho Peñasquitos Town Council on 4/3/08.
 - b. Wayne Kaneyuki asked if follow-up contact had been made to inquire about the Mormon Church basketball court/league play as discussed at prior RPPB meeting. Bende & Sellers will look into.
 - c. Scott Sandstrom presented a copy of a letter sent to Scott Peter's office by the Torrey Highlands LMAD requesting a specific line item (special projects acct.) be set up so that when the monies are available from developer fees the LMAD will be able to manage.
 - d. Morri Chowaiki would like to discuss Torrey Highlands' options for egress following the Torrey Santa Fe Rd. accident on 3/21/08 that closed the road for many hours that morning. Discussed during Transportation Ad-Hoc Committee report.
 6. ANNOUNCEMENTS & INFORMATION ITEMS:
 - a. San Diego City Council District 1 Report – Madeleine Baudoin
Canyonside Lights are on the City Council's consent agenda for April 15th.
Michelle Abella-Shon who will be making a presentation on the Ranger Station is presenting the project at another CPG meeting and may be late.
 - b. San Diego City Planning & Community Investment Report – Jennifer Cordeau
San Diego City's General Plan was finally adopted on March 10th.
Jennifer announced that she was leaving the Planning & Community Investment Dept. and that April 11th would be her last day; currently no replacement has been announced.
Contact Mary Wright for information until replacement is assignment.

7. BUSINESS.

a. RPPB Election Results/Member Seating/Officer Elections –

- i. Results/Approval – Diehl reported the results and presented the tally sheet to Sellers to be filed with the Secretary’s records. No complaints/objections to the election or the results have been received.

RPQ District 2 – Dennis Spurr
 RPQ District 4 – Lynn Murphy
 RPQ District 6 – Wayne Kaneyuki
 RPQ District 8 – Joost Bende
 RPQ District 10 – John Keating
 RPQ Renter at Large – Pamela Kelly
 Black Mtn. Ranch 1 – Tuesdee Halperin (1 year term)
 Black Mtn. Ranch 2 – John Spelta (2 year term)
 Torrey Highlands 1 – Morri Chowaiki (1 year term)
 Torrey Highlands 2 – Scot Sandstrom (2 year term)

Sellers thanked Christopher Woo, outgoing District 10 representative, for his service to the community.

It was noted that until the Bylaws are approved, the Black Mountain Ranch & Torrey Highlands reps will not be seated or have voting privileges.

Motion: To adopt the election results as presented. M/S/C - Bende/Diehl/Approved, 12-0-0.

Sellers noted that RPPB has been asked to submit a ‘clean’ version of the bylaws, removing all stricken text from the document for final approval. Sellers & Politte will complete.

- ii. Officer Elections – Nominations were accepted from the floor.

Chair – **Motion** to approve Charles Sellers as Chair. M/S/C – Becker/Kelly/
Approved, 11-0-1 abstention (Sellers).

Vice Chair – **Motion** to approve Jon Becker as Vice Chair. M/S/C – Sellers/Bende/
Approved, 11-0-1 abstention (Becker).

Secretary – **Motion** to approve Jeanine Politte as Secretary. M/S/C – Shoecraft/Kelly/
Approved, 11-0-1 abstention (Politte).

- b. Los Peñasquitos Ranger Station, Michelle Abella-Shon – deferred until presenter arrived. Current funding sources equal approx. \$1.2 million; \$360,000 of it is from RPPB Community funds, the only community to contribute, (see attached available funds). Cost estimates to complete the project are \$1.6 million. Michelle reported that she has spoken with Mira Mesa, Carmel Valley and other Rec Councils, Pam Slater’s office (not a priority at this time) and none have funds available for the project. Mira Mesa has no new money coming in from developer fees.

Review of plans and design. Base bid came in at \$879,571.68; design fees have already been paid and another \$200,000 is still needed. The plans show optional design elements at a cost of approx. \$159,000. She has also looked into fundraising opportunities that might be conducted after completion of the project. The cost of prefabricated vs. build on-site was taken in to consideration and the prefab building is CA certified. Upon completion, Park & Rec will maintain the Ranger Station.

Outstanding issues include: MHBA boundary correction needs to be completed due to impact on riparian area. Multiple Species Conservation Plan (MSCP) lawsuit will not impact the project.

- i. Planning Board Member & Public Questions/Comments:

- Bende asked if PQ & Mira Mesa qualify for CDBG funding. Michelle and M.

Baudoin will check into.

- Brief discussion about previous Mira Mesa FBA monies.
- Bende reported the PQ Canyon CAC input into the design process is what is basically represented by these plans. He noted the CAC preferred spanish tile style roofing, not the shake style as shown in the plans.
- Kaneyuki noted that RPPB is providing the largest single contribution to the project.
- LaGrone inquired about the next steps needing to be taken.
- Diehl inquired if they planned to use reclaimed water for irrigation noting the pipeline runs down Black Mtn. Rd. Michelle noted their intention to use.

Motion: To approve the project in concept, requesting the final design plan be brought back for approval. M/S/C – Bende/LaGrone, Approved 12-0-0.

It was suggested as a possible June agenda item.

***** Upon completion of presentation, Ad-Hoc Committee Reports continued below.**

8. REPORTS.

a. Chair Report – Charles Sellers

~ The Mills Act – Although Rancho Peñasquitos has 1 historic structure (County owned Adobe Ranch House), the Historical Resources Board needs a contact from RPPB. Sellers asked Bende to assume that role and follow-up on materials distributed. Mayor Sanders wants to dissolve use of the Mills Act. (Briefly, the Mills Act is a statewide law that allows for a potential reduction in the property taxes of designated historical structures in return for the preservation and maintenance of the structure.)

~ Standing Committee Appointments:

Land Use – Sellers appointed Becker (Chair) and Bende (Vice Chair).

Wireless – Sellers appointed Kaneyuki, Vice Chair.

~ Committee Appointments:

Bylaws & Elections – Sellers appointed Bende as Chair.

Santa Fe Summit Sub-Committee – Sellers appointed Becker as Chair.

Transportation – Sellers appointed Keating as Chair, and LaGrone as Vice Chair.

Black Mountain Open Space - Sellers appointed Pamela Kelly as Rep.

b. Vice-Chair Report – Joost Bende - none

c. Secretary Report – Jeanine Politte - none

d. Standing Committee Reports:

➤ Land Use (Jon Becker)

- PPH (Palomar Pomerado Health) Community Wellness Campus presented to the committee prior to this meeting and will be back as follow-up to their presentation.
- Santa Fe Summit II & III will come back to the committee with a modified plan as a result of the non-binding, advisory vote of RPPB members taken last month and conveyed to Kilroy Realty and Hanna, Gabriel & Wells, Architects.
- Noting the Doubletree Notice of Liquor license ownership change posted outside the building, Sellers asked Barker to check into potential ownership/operator changes.

➤ Wireless (Lynn Murphy)

- Sellers reported, in Murphy's absence, that on April 17th the Committee would be hearing the proposal by Verizon to place a wireless project (Carmel Resort / #150787) at the water tower located on Avenida Maria in northern Rancho Peñasquitos.

e. Ad Hoc Committee Reports:

➤ Bylaws/Elections (Bill Diehl) – previously discussed.

➤ Community Funds (Bill Diehl)

- Hilltop Park Phase II – needs an additional water line and/or pump for the park.

- Ranger Station – RPPB previously approved \$360,000 as our contribution to the project.
 - Fire Prevention (Dennis Spurr)
 - Spurr reported that the PQ Town Council Fire & Public Safety Committee will have a booth at the Fiesta. The F & S Committee will meet to discuss direction and fire safety requirements.
 - Transportation (Jim LaGrone) – deferred to later in meeting with discussion of Torrey Santa Fe Road accident.
 - Santa Fe Summit (Jon Becker) – previously discussed.
- f. Liaison and Organization Reports:
- Community Planners Committee (Charles Sellers)
 - Coastal communities are concerned about construction noise pollution mitigation around I-5 and Hwy 56 interchange. Should the CPC get involved? On 3/25/08, a motion was adopted by the CPC as follows: *“CPC shall appoint a Subcommittee of members to meet and charge them develop a set of requirements that SANDAG, Caltrans and the City shall implement immediately and shall follow in terms of early, ongoing and continuous interaction with any Community Planning Group affected by proposed or planned redesign, construction, modification or widening of any existing or new freeways or major transportation / transit corridor.”*
 - Mills Act – The Mayor wants to reduce the use and access to the Mills Act for preservation. Sellers asked Bende to check into and advise RPPB.
 - CPC is also amending their Bylaws; CPC proposed language includes the use of secret ballots for election of officers which the City Attorney advises is illegal under the Brown Act. A motion by the CPC members to remove the language did not pass.
- *** Committee reports were temporarily suspended to allow the Ranger Station presentation to commence. See Business item “b” above.**
- Liaison and Organization Reports, continued:
- Black Mountain Ranch Open Space (Sudha Garudadri) – no report
 - MCAS Miramar Community Leaders Forum (Spurr and Diehl)
 - Spurr reported on a vernal pools and fairy shrimp presentation from the last MCLF meeting.
 - Controlled Burns will be conducted in April and May on Base to reduce the fuel load. It also creates low and high spots for wildlife.
 - Peñasquitos East MAD (Bill Diehl) – no meeting this month
 - Torrey Highlands MAD – Scot Sandstrom asked that this report be added to the agenda; Sellers asked Sandstrom to be the representative.
 - Brief discussion about alignment of MADs; Carmel Mountain Rd. south of Hwy 56 is in TH MAD. Camino del Sur bonds have not been released. Sellers asked Sandstrom to work with M. Baudoin to check into and act on behalf of the TH LMAD to expedite.
 - Park Village MAD – Sellers and Becker suggested that PV MAD should also be on the agenda; Becker (Rep).
 - Recreation Council (Jim LaGrone)
 - Funding for Cayonside Park lights should be approved by City Council this month.
 - Santaluz Park wall is graffiti resistant.
 - Black Mtn. Ranch Community Park users are parking in front of the locked gate in the early morning hours, blocking it. Potential for emergency response delays if gate blocked.
 - Tentative Hilltop Park completion is set for September 29th.
 - Town Council (Mike Shoecraft)
 - Mayor, City Council District 1 and City Attorney Candidates Forum is April 3rd at

Doubletree.

- Town Council elections will be held at Fiesta, May 4 from 11am – 5pm. Applications are due by April 20th. Still need Reps/Candidates from the Rolling Hills and Adobe Bluffs boundaries.

- Forum flyer and Town Council candidate applications were made available.

***** Ad Hoc Committee Reports, continued.**

➤ Transportation (Jim LaGrone)

- Update on Hwy 56 Sound wall: Project Mgr. Won't meet with Community Group. City staffs perspective is that City standards are higher than State/Caltrans so they are already going above and beyond what is required for mitigation. Bende suggested that RPPB host a meeting at District 1 Council Representatives office and invite all parties.

- A request has been received to place the mobile speed unit on Black Mtn. Rd.

- Diehl suggested we invite Caltrans to make a presentation on the status of I-15 and the 3 new lanes being added southbound to Hwy. 163.

- Torrey Santa Fe Rd. Accident, 3/21/08. As a result of the serious accident that blocked off Torrey Santa Fe Rd. for hours, Morri Chowaiki said that the Torrey Highlands community is gravely concerned about their ability to get in and out of their neighborhood when the only road is blocked for hours as it was the morning of the accident and could be in the future for other emergencies. Chowaiki also noted that glass still litters the roadway 2 ½ weeks later; Baudoin will make the call to get it cleaned up ASAP.

FBA funds are not available from Rhode's Crossing which cannot begin development until the City Attorney's office resolves the legal challenges to the MSCP program. Litigation was initiated by the Sierra Club and others to force adequate protection of endangered species that live in vernal pools. Once construction begins and the developer's fees are in the FBA, construction of the Torrey Meadow Overpass bridge can move forward.

Sandstrom noted that a portion of the Camino del Sur extension into Park Village may also be enjoined. Has the City received an opinion for Fish & Wildlife for their section of the road? M. Baudoin added that the City Attorney has not reported back to the City Council on the matter.

Sandstrom suggested, that if Camino del Sur is further along and Capital Improvement Projects monies are available, asking the City to consider juggling projects and complete the Torrey Meadows Overpass first if it looks like there will be a long protracted delay in the process.

Becker added that both areas, Park Village and Torrey Highlands, are equally in need of alternate routes that could be considered.

Chowaiki added that street racing is a problem on Torrey Santa Fe Rd. Brief discussion about placing a mobile speed unit along the roadway to deter speeders.

The meeting was adjourned at 10:13pm.

Respectfully submitted,
Jeanine Politte, RPPB Secretary

Approved as corrected, 05/07/08; 12-0-1 abstention (Murphy).