

UNIVERSITY COMMUNITY PLANNING GROUP

Meeting Minutes
Hybrid Meeting
January 14, 2025
6:00 PM

Meeting held at the Terranova Conference Room, third floor of Alexandria's GradLabs building.

Directors present, directors absent

Chris Nielsen (CN) (Chair), Neil de Ramos (NR), Joann Selleck (JS), Daren Esposito (DE), Jon Arenz (JA), Anu Delouri (AD), Kristin Camper (KC), Carol Uribe (CU), Georgia Kayser (GK), Karen Martien (KMar), Andrew Wiese (AW), Linda Bernstein (LB), Fay Arvin (FA), Anna Bryan (AB), Emma Chavez (EC), Mike Borisov (MB), Henry Taylor-Goalby (HTG), Coby Tomlins (CT-City of SD Planning).

1. Call the Meeting to Order: Chris Nielsen, Chair. Chair CN at 6:05 pm.

2. Agenda: Call for additions / deletions: Adoption.

CN: Any additions or corrections to the agenda? Motion to approve DE, seconded by CN. Passed without objection,

3. Approval of Minutes: September 10, October 8, and November 12, 2024

CN: We have minutes from September 10, October 8, and November 12, 2024. Are there any changes or corrections? Daren Esposito was marked absent when present for one of the meetings. Motion to approve with changes by DE, seconded by CN. Passed without objection,

4. Announcements: Chair's Report, CPC Report

CN: I'll give my Chair's report now.

Welcome to the UCPG meeting for January 14, 2025. Thanks to Alexandria for this meeting room that supports hybrid meetings and the generous offering of snacks in the back.

We welcome our three new District 4 residential voting members of the UCPG board: Henry Taylor-Goalby, Mike Borisov, and Emma Chavez.

Mike, do you want to introduce yourself?

MB: I'm a 4th year transfer student at UCSD. I study public policy and urban studies and planning excited to be here. I have a background in sustainability and public

policy. I'm excited to see what positive feedback we get towards students and some positive initiatives we can all create together.

Emma Chavez?

EC: I'm also here in hopes to present the student perspective and get a little bit of insight for student's information as well.

We're doing something new with the agenda tonight. Information and action items will be first, followed by public comment, followed by reports, and finally an action item to rank our list of CIP projects for our use and our council office's use.

We'll begin with an Information item from MCAS Miramar commander Col. Eric Herrmann. Then we'll have an information item from UC San Diego on their strategy moving forward, the updating of the 2018 Long Range Development Plan, and the addition of further housing to the campus. We'll then have a recommendation for the renewal of a Conditional Use Permit for a Wireless Control Facility.

Upcoming next month, we may have a recommendation on a banner district by UC San Diego that would ring the campus. We will very likely have an information item by Alexandria on proposed changes to their Campus Point development, including the addition of housing, together with the mobility proposal for Campus Point and Genesee that they have presented to the UCPG multiple times.

Alexandria is NOT prepared to answer questions about Costa Verde, for which they have submitted a Notice of Application to DSD. I understand this will be coming to the UCPG as an information item soon.

I will be asking for volunteers for a UCPG Election Subcommittee. Please contact me during the meeting or by email. I would like at least one D4 board member to help with elections. Being on the election subcommittee means facilitating the election in March, counting ballots, and promotion of the election. The only requirement is that subcommittee members may not be running for election in March.

5. Information Item: MCAS Miramar. Col. Eric Herrmann, commander of the MCAS Miramar base, will give an update and answer questions.

Col Herrmann: I'm going to talk about fires, unmanned aerial vehicles, and then local course rules for the region, and how our pilots are flying.

The first item on everybody's mind right now is obviously the wildfires. To give you a sense of what happened yesterday on Miramar, we had about 27 acres burned

south of our southernmost runway. It sparked basically from a job site that was being worked, that, we think is where the source of that fire was, it burned a good amount of dry grassland, and it moved in a hurry in a southerly direction, which is good. Our crash fire rescue team was the first on the scene. They're right there, and they would normally respond to an aircraft mishap on the runway. But they saw the fire immediately fired up the vehicles and went out there. So, when we talk about vehicles, these are big giant water carrying vehicles with a large gun on the top that shoots streams of water. They have several of these P19s. out there so when Miramar fire showed up, then San Diego fire department and their strike team showed up, there was a good amount of folks that were corralling the fire and making sure that it did not burn structures or get too out of control. Unfortunately, today we had a reignite of a part of the area that burned yesterday. It was very quickly stamped out again. Our crash fire rescue folks were the first on the scene largely because of proximity, and they can just drive right across the runway to get to it. It was stamped out quickly, but as the winds shift around and it kicks up ground that is still incredibly hot, and with the amount of fuel that is out there that's definitely a concern. They've been out there most of the day, presoaking a lot of the areas just to put a level of hydration on this dry area. We managed to put out the fire yesterday, with the help of SDFD and others. On January 7th there was a fire adjacent to Miramar between I-15 and Kearney Villa Road, just south of Miramar Way. They're unsure of the origin. Fortunately, the winds were out of the north, so it did not jump either freeway onto East Miramar or onto the main side of Miramar. But we had over 100 respondents to that fire, including SDFD, Miramar Fire, and Poway Fire as well. The mutual aid that exists in this region, and the relationships that we have with the men and women in the fire departments locally is very, very strong. There's a lot of training together, and a lot of goodwill. We will help them. They will help us. So, it's pretty good. Questions so far?

AW: Were there also helicopters or aircraft used to help put out the fire yesterday and today?

Col. Herrmann: Yes, sir, there were two yesterday, SDFD choppers that came and did some water drops over the area, and then, once they were cleared by the incident commander, they left, so by the time I got out there they had already done their drops and had departed. And for everybody's awareness, I had a conversation with our fire chief yesterday about how we're looking towards fire management. And so my biggest concern is the East Miramar side of the base, largely because there's not a lot of natural structures that would stop or prevent a fire. We've got fire breaks. We've got some roads that go through there. And we had a discussion about leaning forward and getting proactive on cutting back grass potentially bringing in some grazing animals to help clear out some of that potential fuel. I guess you know, on

the plus side, we didn't have a very heavy, rainy season, so we didn't have a big growing season so the fuel is not as bad as it could be. But it's still something that our guys are out there every single day paying attention. We're ceasing operations when it involves explosives or any potential where we could spark off something. So, we believe that workers that are on the airfield doing work created a spark that spark carried into some of the dry brush that exists next to the runway. Investigation is still looking at how it was caused, but that's the most likely based off of the area that it occurred. Why it sparked today. Nobody was out there. What we believe is because the wind shifted from what they were yesterday, and the ground smolders for a little while. It can burn beneath the topsoil at the root level. Our concern is, we had people with pickaxes and shovels turning over dirt yesterday and hosing it down, but we believe that some of that still warm ground found a source of fuel and sparked up again, and so that that went out pretty quickly. The response. By the time I got there, after maybe 10 min after I got the notification. I got out there, and they were already had put the flame out, and then they were just saturating the ground with the excess water they carry on their trucks.

Switching topics to unmanned vehicles (UAVs) or drones are commonly known. It is a Federal offense to fly a drone over government property, specifically Miramar. We've got signs posted. No drones. We've got detection systems that we are aware of if a drone trespasses over a fence line, and then there will be an appropriate response to that drone. Obviously, we are paying attention to the news. It's certainly a vulnerability that we don't want to have a nefarious actor try and interrupt operations, and we see commonly in the news that these aviation operations can come to a halt very quickly, and we saw that with up in LA an unmanned aerial vehicle hit one of the Canadian scoopers that was dropping water that shut down the entire airspace and put a hole in the wing. Fortunately, they didn't lose the airplane. The airplane and the crew were able to land safely, but that put a stop to a lot of the aviation operations. And so again, just the messaging with the public of, paying attention and follow the rules with these unmanned drones? We're concerned because we don't want to lose or damage an aircraft. It's something that we're paying attention to closely, and our detection systems are working very well to help warn us of anything coming our way.

Last topic is course rules. Many of the residents are familiar with living next to an airport, there's a lot of noise we make a right turn and flow kind of over the freeway out to the water and get higher to reduce some of that noise. I met last week with members of NAS. North Island Marine Corps Air Station Camp Pendleton. And we have created a region wide course rules for all pilots to comply with. It basically aligns all 3 of the air stations under a common course rule and ideally the professional aviators that live here are used to them. They typically aren't the

problem. Oftentimes it's a visiting unit that doesn't know quite frankly what the course rules are. and then they will kind of go outside the established boundaries that we've created. This course. rules guide will be a deliverable to those individuals that come and fly here at North Island or Miramar or Pendleton, basically just making sure that everybody is flying with the correct parameters. This was a long-term project lasting several months to create and make sure we had all the stakeholders in place. That document has some finishing touches to finalize, but we expect it to be released here soon. And then, periodically, we think on a six-month review, the base commanders will get together, identify where we're having issues and make changes to that document as we go.

Q: What are the repercussions for violating the course rules?

Col. Herrmann: So, this is a profession for us, right? When you are operating outside of what we call the box, your rules and regulations, or violations by the FAA, that type of thing can cost you your wings. There were pilots that flew under the Coronado Bay Bridge. They are no longer pilots, so the stakes are incredibly high for visiting units. My predecessor, when a visiting unit came in, he briefed the squadron on the course rules: Here's what I need you to do. Don't violate it. We'll send you home. If they violated it. He sent that squadron home, and that word is out because we had a visiting unit this past summer, I explained to their commander. Hey, you know, welcome, enjoy flying here. It's great weather, great training areas. But I need you and your pilots to adhere to what I'm telling you. Before I even finished, he was like, Oh, yeah, I know we'll get sent home if we screw it up so that word is out there which is good and effective. The stakes are high now. Oftentimes, though, weather and SoCal approach will direct you to violate course rules based on the amount of traffic or what is in the airspace. What would be a normal takeoff departure for a jet aircraft out of Miramar may get changed, based off the instructions that they're given by the FAA. We look at every single one of those outside the box, to see why this individual didn't fly the course rule? We look at what instructions they were given. And then there's a conversation.

Diane Ahern (UCCA): My question is, will these common course rules be published and available to the public?

Col. Herrmann: I don't know that we discussed that at our meeting. A lot of it is already captured in some of the DOD flying supplements that we have, that you can download. This was just our attempt to consolidate the course rules for the region into one place. Where we were getting a lot of the course rules critiques, or the deviations were a lot of times on the helicopters that were coming up the coast, and where they could be versus where the public thought they should be, and so kind of

clearing that out a little bit and kind of so let me get back to you. I'll bring up the publication of the course rules with the other commanders.

Barry Bernstein (UCCA): Were there any opportunities for the many communities, the residents, to have some input to sit into those areas that are, you know, non-military to be sure that the communities that are affected by this document have an idea what's going on and have some input. It seems to me that that might be appropriate for the other stakeholders as well.

Col. Herrmann: There wasn't. Largely, we didn't change anything from what is the typical around Miramar. It was more about educating about what we had. The disconnect was between the Marine Corps and the Navy. We had a lot of complaints coming from a particular community about helicopter traffic. They provided me with a number of pictures that were not Marine Corps aircraft. I directed them to the appropriate base. They didn't get the appropriate response or the response that they wanted. And so that's what kind of prompted this effort to regionalize the course rules. We all need to get on the same sheet of music. I think we've cleared that up. Sometimes the pilots who are flying are not violating FAA rules but are violating course rules, but we believe this happens very rarely. So, we are discussing the course rules among our regional bases. What Pendleton does up there, and what North island does to the south of us. and just consolidate all that information into one source document, so that anybody that is flying in this region understands what the do's and don'ts are. It's more of just aligning us all to the same standard.

Q: Under what circumstances would the Marines deploy to a fire like that in LA?

Col. Herrmann: The marines have to be prepared to support what is happening in LA. But there are a few things that have to happen between the governor's chain of command through State agencies, and the commanding general of US Forces Northern command, and what he can do. There's a lot of linkages that we saw last week, late in the week they activated the California National Guard. SoCal, fire to a certain extent, is going to run most of the fire response until such time that they're pulling in. new folks. Commander US Northcom would decree basically a direct support mission of us to the local community you saw this last enacted when Covid happened. and they brought cruise passengers to Miramar. That was a directed action from the commander of US Northcom, through FEMA channels through DOD channels that came down to Miramar as the individuals that took on that task. They brought the cruise passengers to the Miramar base for medical support that we could extend up north to LA, having these ready plans or ready capabilities that we can then offer to the State of California. And so there's a pretty good relationship, I think, there in a dialogue, but it does have to wait until the State formally asks for it. Otherwise, we stand by and wait. But they even talked about using aviation assets

from Miramar and Camp Pendleton and North Island to actually help in the aviation response in LA. So in your inventory of planes, you have capabilities of swooping down and getting water. And those buckets are called Bambi buckets that you're seeing on TV. There is a mission set that helicopter pilots will train to. They don't do it often, because it's a little bit beyond the scope of our normal day to day but they could be called upon to hook up buckets. go drop, you know, pick up water, and then disperse that, but that would again be led by Cal Fire.

CN: Thank you, Col. Herrmann.

6. Information Item: UC San Diego: A Look Forward. UC San Diego will discuss its Strategic Plan, its Long-Range Development Plan, and On-campus housing.

AD introduced Cheryl Robinson, UC San Diego communications, Cheryl discussed the update to the university's long-range development plan, which is guided by its strategic plan. This update expands the scope of the plan until 2040 from the prior 2030, with a focus on increasing enrollment, research, and healthcare facilities. Cheryl also mentioned the need for additional housing and research facilities. Robert Clossin, Executive Director, Campus Planning, further elaborated on the plan, stating that they are updating the Environmental Impact Report (EIR) and that the revised plan should be approved by the UC Regents in July. Hemlata Jhaveri, Senior Associate Vice Chancellor, who oversees campus residential, retail, and supply chain services, shared updates on the university's housing projects, including the Ridgewalk Living and Learning Neighborhood and the Pepper Canyon East Project. The university plans to add 6,000 beds through the Pepper Canyon East Project, which is projected to be completed in multiple phases. Hemlata discussed plans for expansion and development at UC San Diego, particularly regarding housing, retail, parking, and sustainability. She explained that new housing projects like Pepper Canyon East will incorporate green spaces, noise/pollution mitigation measures near the freeway, and new retail amenities like a bakery. Students expressed concerns about lack of parking with the increased housing, to which Robert responded that they aim to reduce parking needs through alternative transportation and housing location, though some new parking will be added. Community members raised concerns about impacts on neighborhoods from insufficient parking, overcrowding of existing retail, and desire for UCSD to be a model of sustainability by minimizing parking and car dependence. UCSD affirms its decarbonization goals and plans to shift away from cars through measures like trolley usage, though specific parking ratio and mode share targets were not provided. In the meeting, Barry Bernstein asked about the implementation of smart traffic signals in the area, with Robert confirming that the project is nearing final approvals by the City and is expected to be completed within the next two months.

Robert also discussed the new fire station 52 and its role in alleviating some of the issues faced by residents in responses by fire station 50 and 35. Robert said there will be scoping meetings in late February with the opportunity to give comments via email, comment cards, or orally.

7. Action Item: PRJ-1107460. Wireless Communication Facility (WCF) at 9170 North Torrey Pines. Renewal of an existing Conditional Use Permit. No additional construction is proposed. Christina Thomas, MD7, presenting.

- Christina Thomas from MD7 presented a renewal of an existing conditional use permit for a wireless communication facility at 9170 North Torrey Pines Road.
- Christina presented the existing facility's location and proposed changes, including the incorporation of a CMU (communications equipment) enclosure with faux vines to house the existing equipment and abide by city standards. She highlighted the facility's decade-long service to the North Torrey Pines area, providing dependable coverage to a large majority of the area. Christina also presented photo simulations showing the proposed placement of the CMU wall and the existing site. There were no questions from the zoom audience or in person audience.

Motion: CN moves the project be recommended for approval as presented, DE seconds. Vote was 12-0-0 with no recusals.

CN will send the paperwork into DSD the following morning and a copy to Joanne Tyler for her records.

8. Public Comment: Non-Agenda, but within the scope of the UCPG, Items (2-minute limit).

- Barry Bernstein

We all heard tonight mentioned through comments from others about the issues related to climate change and the really frightening thing that's happening in Los Angeles. What are we doing in University City? We are really pretty lucky because we have a Fire Safe Council. We were the first such organization and initially sponsored by UCCA. Now it's independent, and it works for North and South UC. UCCA has had an additional item related to fire safety at its bi-monthly meeting and is really helpful for those who have taken the time to figure out ways to be prepared to make their homes safer. But you know we all live near canyons. We have all kinds of issues. That fire that was at Miramar. If the wind was that way yesterday as it was today, it might have been a different story. Thankfully it wasn't, and the

Miramar folks took care of it neatly. There's talk around about having a new or an existing organization to bring together all the stakeholders and organizations and start thinking about a plan for all of the University City so we know how we can protect and help one another in an emergency. I'm just letting people know that we will try.

- Diane Ahern

I'm also with UCCA, and we are the Newsletter people. We are the only printed newsletter that is exclusively focused on University City in this area. So please, if you haven't had a chance to read it, go ahead. Wanted to say that we are all volunteers. We do count on you and many of your neighbors to provide us with content. We thank Andy Wiese for what he's done that in the past, and certainly Chris Nielsen has an article every single month about what's going on at the planning group. We appreciate that, Chris. Our deadline is Thursday for the February issue, and if anybody has anything they'd like to write about. Please do send it our way.

9. Presentations.

- Zach Burton, CM Lee.

Thank you for the opportunity to speak and congrats again to Emma and Mike on your election to the Board. It's great to have you guys on the board. My name is Zach Burton. I'm with Kent Lee's office at District 6 City Council and just a couple updates from our office. 1st thing, I did just want to thank the community for the hospitality over the holiday season. To Barry's on Zoom, thanks so much. The dinner with Santa and the tree lighting was just a fantastic event. We appreciate you hosting us. We were at the Menorah lighting at Westfield, UTC. It was just a just a cool event. It was festive and exciting to see the community come together, and we appreciate the hospitality of the community. Those jelly donuts, too. That second item is Happy New Year. With a new year comes new opportunities and new responsibilities. I'm proud to announce that my boss is the Council President pro tempore. That's the number 2 position. We were also pleased to nominate our colleague, Joe LaCava to the Council Presidency, who was a former representative for this district. So, I don't say that to toot our horns. I just say that to just say, this group's needs and desires, the needs of University City are top of mind for leadership at council. I think that puts this group and the University community in a good position, moving forward so just wanted to highlight that as well. And then, thirdly, and most importantly, wanted to share some just wildfire preparedness, resources that are top of mind for everybody right now. Look at the web page sandiego.gov/fire. I would encourage everybody just to spend 10-15 min after this

meeting or tomorrow morning. Spend 10 min going clicking through the tabs. There're so many great resources. All the information on there is probably in all of our minds somewhere, but in these times, I think it needs to be top of mind, and I think just spending 10 min on that website will bring it all back to the forefront. And you can be prepared for those unpredictable things that are. I know we're all thinking about right now.

Q. Evacuation routes?

Zach Burton: It's all ad hoc. There are well defined rallying points.

Diane Ahern: So, in a fire, it's the fire department that fights the fire, and it's the police department that will direct the evacuation. It also depends on where you are. Are you at home? Are you at the store? Are you shopping? Are you traveling? Your evacuation routes? You might not even know what it is. If you're somewhere, if you're not at home, follow police instructions.

- Michaela Valk, Mayor Todd Gloria

I wanted to make an appearance tonight. I'll be going on maternity leave starting next month. So, I have a colleague that will be taking over Council District 6 on my behalf, so I'll be connecting her with the community leaders. She'll be overseeing 3 council districts, though, so she'll monitor the agenda and be in communication with Chris when she may be needed. But it'll likely be reports that are emailed to the group. Tomorrow is the state of the city address by Mayor Todd Gloria. We encourage everybody to watch it live rather than going to council chambers, so you could do so at sandiego.gov/SOTC, and it begins at 3 pm. But it will be recorded so you can watch it on your own time.

And we're going to get this into this in the next agenda item is the capital improvement. Projects that are going to be prioritized are the ones that are shovel in the ground, so the ones that are in construction and just making sure that they get completed. So that's something to keep in mind as the group is looking at which CIPs they want their council member to advocate for. The mayor's going cover 4 big buckets that will be prioritized within the budget. So that's infrastructure, mainly roads. Public safety, fire and police, and housing and homelessness. So those are his 4 buckets. Again, keeping in mind that the capital improvement projects that will be prioritized are the ones that are currently in construction. City Council will be putting some pressure on finding new ways to create revenue starting tomorrow.

- Pure Water San Diego (Mike Parks, Carlos Molina, and Yvette Gonzalez-Mendez).

The meeting discussed progress on the Pure Water San Diego pipeline construction project. Carlos Molina provides updates on completed work at Rose Canyon, SR-52, and Idle 5 tunnel sites. He outlined upcoming work at the Nobel Drive and Genesee Avenue intersection in two stages - first installing shoring beams starting January

21st, then pipeline installation in March with extended work hours to minimize traffic impacts. Traffic control measures like detours, signal modifications, and flaggers will be implemented to maintain two-way traffic flow and pedestrian/cyclist access through the intersection during construction. Carlos provided an update on the construction progress, including the installation of a 16-inch PVC waterline and the completion of the 48-inch pipeline through University City. He mentioned that the intersection of Decoro and Genesee is expected to be fully open by March 2025, and the entire project is estimated to be completed by May or June 2025. Carlos also addressed concerns about the right of way after the project's completion, stating that it will return to its original state with added bike lanes. Diane mentioned that an article about the project will be submitted to the UCCA Newsletter.

10. Action Item: Final ranking of the UCPG CIP list. The UCPG will decide the final ranking of its current CIP list for our use and our council office's use. Chris Nielsen and Georgia Kayser, presenting.

CN led a discussion about the ranking of projects for the community improvement program (CIP). He said that he had sent a list of projects and a survey for the board members to rank CIP projects according by priority.

CN, with Michaela's help, led a discussion of a CIP for the UC library on Governor. According to Michaela, there are two CIPs for this library, one, our original library CIP proposing a complete renovation, and a second, smaller CIP proposing a *project that includes facility improvements such as interior/exterior paint, new flooring/carpet, sound dampening in the community room and other items to be determined*. The "large" library CIP project is to be processed under the Library Master Plan and is unlikely to be funded anytime soon. The "small" library CIP project has \$1.9 million using a state grant for this library, to which some amount of city funds will be added, and the project could be described as funded. This CIP is considered shovel ready. The UCPG was asked by the Mayor's office to add this CIP to our community priority list.

CN agreed to resubmit our CIP list with the small library CIP to a vote in February.

11. Adjournment. Next meeting will be February 11, 2025, at our usual meeting room at Alexandria's GradLabs building, third floor Terranova Room, 9880 Campus Point Drive, and on Zoom.