



RANCHO PEÑASQUITOS PLANNING BOARD MEETING AGENDA

Wednesday September 6th 2006 (6:30 PM)

Sandpiper Room, Double Tree Golf Resort
14455 Peñasquitos Drive, San Diego, CA 92129

AGENDA

6:30 pm Call To Order:

6:31 pm Agenda Modifications:

6:33 pm Approval of Minutes: (May, June, and August) (No meeting in July)

6:40 pm Public Forum: (limit 3 minutes per person / 10 minutes per topic)

6:50 pm Announcements / Information Items:

- City of San Diego Council District One Report (Woo-Jin Shim)
- City of San Diego Planning Department Report (Jennifer Cordeau)

WShim@san-diego.gov
jcordeau@san-diego.gov

Business:

7:00 pm PQ Bylaws – Review of bylaws in new City Shell

INFORMATION ITEM

7:25 pm BREAK

7:30 pm Sunrise Powerlink Project by SDG&E

ACTION ITEM

Debate Format: 15 min to SDGE
15 min to RPCC
10 min to SDGE pro affiliate group
10 min to RPCC con affiliate group
30 min to PQ Planning Board Q&A
60 min to Public for Q&A
Debate and Action by PQ Planning Board

Chair Report: Joost Bende

RPPB@san.rr.com

Secretary Report: Jeanette Waltz

Subcommittee / Ranch Organization Reports:

- CPC (Joost Bende)
- Bylaws/Election Subcommittee (Bill Diehl)
- Community Fund Subcommittee (Jeanette Waltz)
- Wireless Subcommittee (Lynn Murphy)
- Land Use Subcommittee (Dan Lee)
- Traffic Subcommittee ()
- Recreation Council (Jim LaGrone)
- SR 56 Subcommittee (Charles Sellers)
- Black Mountain Open Space (Kelly Lemker)
- Peñasquitos East MAD (Jan LaGrone)
- COMPACT ()
- Peñasquitos Canyon CAC (Joost Bende and Dan Lee)
- Town Council (Jan Lagrone)

Adjourn: 11:00pm

LAND USE MEETING - NONE

FUTURE MEETING: OCT 4TH, NOV 1ST, DEC 6TH, JAN 3RD, FEB 7TH, MAR 7TH

PROPOSITION A – AIRPORT AT MIRAMAR PQ HEARING – OCTOBER 4TH.

Del Mar Mesa Community Planning Board

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California Public Utilities Commissioners
c/o Dana Appling
Division of Ratepayer Advocates
Public Utilities Commission
505 Van Ness Avenue
San Francisco

July 13, 2006

Re: Proposed San Diego Gas and Electric Sunrise Powerlink Project

Commissioners:

Thank you for the opportunity to offer our perspective on the proposed route for San Diego Gas and Electric's Sunrise Powerlink project which will have serious impacts on the Del Mar Mesa community and the public open space preserves created by the Del Mar Mesa Community Plan.

By way of introduction, the Del Mar Mesa Planning Group represents the residents, property owners and businesses in the Del Mar Mesa planning area of the City of San Diego. Elected by the community, the planning group serves in an advisory capacity to the City of San Diego Planning Department and the San Diego City Council. This is a diverse board made up of property owners, residents, business owners and developers.

This letter was reviewed and unanimously approved by the Del Mar Mesa Planning Board on July 13, 2006.

Del Mar Mesa is a unique community in the City of San Diego, created over a twenty year planning process that began in 1985. Because of its historic rural history that goes back hundreds of years, and by virtue of several ballot measures and extensive complex negotiations between environmentalists, community planners, city and county public officials, public utilities, small and large property owners and developers, Del Mar Mesa retained its agricultural zoning when 12,000 acres of open space in northern San Diego were up-zoned for various degrees of density development.

During the planning process, Del Mar Mesa property owners deeded large tracts of their property to the public as part of the City's Multiple Species Conservation Program in trade for clustering homes on less environmentally sensitive areas. As a result, Del Mar Mesa is home to approximately 1500 acres of coastal maritime habitat, preserving over 17 species of listed and endangered plants and animals on land that links Los Penasquitos Canyon

Preserve with the County's open space system. This wildlife connection is essential for habitat preservation in San Diego.

Del Mar Mesa is also proud of the 10 miles of recreational trails that link to the County trail system enjoyed by hikers, bikers and horse riders throughout San Diego, and the five-star Del Mar Grand National golf resort that is a major tourist destination. Additionally, at build-out, the community will have approximately 540 homes on half-acre to 10-acre lots, many with horse facilities, defined by an environmentally sensitive Community Plan. It is no exaggeration that the property values here are high and therefore contribute a great deal of property tax to the state of California.

It is through this land that SDG&E proposes to construct the western portion of the Sunrise Powerlink. The project involves installation of additional lines on the existing towers and replacing smaller wooden supports with new tall towers through Del Mar Mesa, the neighboring residential communities of Rancho Penasquitos, Torrey Hills and Carmel Valley, the irreplaceable Rancho Penasquitos Canyon Preserve and along the ridgeline overlooking the Del Mar Grand National golf resort.

Thus far, SDG&E representatives have failed to make the case to our board that alternative routes with far less impact on some of San Diego's finest communities and hard-won protected open space are not preferable and feasible.


It is the opinion of this board, after listening to a thorough presentation to us in May, 2006 by SDG&E representatives, that the additional towers and lines proposed for the Sunrise Powerlink project will negatively impact the community character of Del Mar Mesa and irretrievably harm the public's enjoyment of the open space preserves here, including Los Penasquitos Canyon Preserve.

Further, while Del Mar Mesa will suffer serious impacts, we are also concerned about our adjoining neighboring family communities—Torrey Hills, Carmel Valley and Rancho Penasquitos--who already bear the burden of unsightly towers and power lines.

We strongly urge the California Public Utilities Commission to subject SDG&E's Sunrise Powerlink proposal to the strictest environmental scrutiny and to weigh the tremendous impacts to the character and livability of our communities and protected open space against the real need for this project and its proposed route. We believe that once done, the proposed project will be rejected.

The property owners who gave up so much land to complete San Diego's habitat preserves, the planners who diligently stood up for smart growth plans, the public who voted on several ballot measures to ensure good planning here, and our families, deserve the realization of their good will and hard work. We ask your assistance in protecting our communities against unnecessary negative economic and livability impacts from more power lines and towers.

Thank you for your consideration,



Gary Levitt
Chair, Del Mar Mesa Planning Group



Lisa D. Ross
Residential Representative, Del Mar Mesa Planning Group

Cc. Mayor Jerry Sanders
San Diego City Council Members
County Board of Supervisors
Rancho Penasquitos, Torrey Hills, Carmel Valley Planning Groups
Congressman Brian Bilbray
Assemblyman George Plescia

March 13, 2006

Dian M. Grueneich
Assigned Commissioner
Public Utilities Commission
505 Van Ness Avenue
San Francisco

Re: Proposed San Diego Gas and Electric Sunrise Powerlink Project

Dear Dian:

As members of the Carmel Valley Planning Board representing nearly 32,000 residents and growing, we are troubled by the fact that the proposed route for the Sunrise Powerlink may be located in or near the community of Carmel Valley. We understand there may be a need to bring more electricity to San Diego, but we strongly feel that such large utility infrastructure projects are completely inappropriate to place in or immediately adjacent to residential neighborhoods.

Foremost, we must emphasize we have yet to see compelling proof that the Sunrise Powerlink project is needed and other environmentally friendly alternatives, such as use of solar energy, have been investigated. We appreciate being involved in community workshop meetings, but we have yet to see solid justification for this project. SDG&E has told us the project is needed but not explained why with factual or numerical information. Simply telling us there is a need will not suffice. We ask that demonstration of the need be presented to our community before moving forward with alternative alignments for the project.

Carmel Valley is concerned about potential health and safety affects associated with additional power lines in or near the community. Our community is already impacted by a large amount of electromagnetic frequencies from transmission lines – and we are not open to allowing additional exposure to our residents. We understand studies have differed on the impacts of electromagnetic frequency to human health, and we are not accepting of even a slight potential risk.

Carmel Valley is already overloaded with transmission lines in the community. Our neighborhoods suffer from significant visual impacts from these lines and adding any more is simply not acceptable to the residents. Community volunteers have dedicated a lot of time, effort and coordination with SDG&E to plan a community-funded undergrounding of the existing overhead transmission lines through Carmel Valley. Now those hours of hard work may have been wasted as it appears the undergrounding project is infeasible. Now SDG&E may be planning to add an

additional transmission line to Carmel Valley? Our community already has a hard time living with the existing transmission lines.

With the construction of State Route 56 (SR-56) and the freeway widening project at the Interstate 5 (I-5) and Interstate 805 (I-805) merge, Carmel Valley is mired in a perpetual state of disruption from construction. Additional connectors from SR-56 to I-5 north are still being planned and it would likely take several years to build this additional large infrastructure project. Residents and homeowners cannot tolerate any more disruptions, and the impacts to their daily lives from large construction projects need to be minimized or avoided.

Impacts to the Los Penasquitos Canyon Preserve are also a major concern to the Carmel Valley residents. The preserve is already burdened by the existing power lines that run along the preserve. In addition to the existing power lines, the Preserve is already disturbed and affected by development and additional impacts cannot be mitigated. Penasquitos Canyon is an environmental treasure in San Diego that we must protect at all costs. Wherever alternatives exist to placing infrastructure projects through, along-side or across the canyon, these alternatives must be pursued.

After the need for the Powerlink is justified to the community, we ask that SDG&E undertake the due diligence needed to build the Sunrise Powerlink along a route that does not impact Carmel Valley residents and the Los Penasquitos Canyon Preserve.

Sincerely,

Frisco White
Chair, Carmel Valley Community Planning Board

Torrey Hills Community Planning Board

11118 Corte Pleno Verano

San Diego, CA 92130

(858) 792-9332

July 19, 2006

California Public Utilities Commission

505 Van Ness Avenue

San Francisco, CA

Dear Commissioners:

The Torrey Hills Community Planning Board represents approximately 3,000 residents and we are concerned about the proposed route for the Sunrise Powerlink located in Torrey Hills and through Carmel Valley. We feel strongly that such large utility infrastructure projects are completely inappropriate to place in or immediately adjacent to residential neighborhoods and near our retail center.

There is no compelling proof that the Sunrise Powerlink project is needed and other environmentally friendly alternatives, such as the use of solar energy, have been investigated. We appreciate being involved in community workshop meetings, but we have yet to see solid justification for this project. SDG&E has told us the project is needed but not explained why with factual or numerical information. Simply telling us there is a need will not suffice. We ask that demonstration of the need be presented to our community before moving forward with alternative alignments for the project.

Torrey Hills is concerned about potential health and safety effects associated with additional power lines in or near the community. Our community is host to the Penasquitos Substation which is right in the heart of our community. Our community fought a lawsuit against a gas station being put on a site directly under the power lines and it was found that there is a health risk associated with gasoline fumes from cars mixing with the electromagnetic ionization that occurs underneath these lines. We are not open to allowing additional exposure to our residents. We understand studies have differed on the impacts of electromagnetic frequency to human health, and we are not accepting of even a slight potential risk.

Torrey Hills is already host to the Penasquitos Substation and we are also outside of the acceptable emergency response time for fire and emergency vehicles with no future site being planned for our area. We have also experienced a fire in Torrey Hills in the Los Penasquitos Canyon Preserve fire that happened three years ago as a result of a downed power line. The preserve is already burdened with existing power lines that run through it. Additional impacts cannot be mitigated.

After the need for the Sunrise Powerlink is justified to the community, we ask that SDG&E undertake the due diligence needed to build the infrastructure along routes that does not impact residents and the Los Penasquitos Canyon Preserve.

Sincerely,

Paula Abney, Chair
Torrey Hills Community Planning Board

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