

CARMEL VALLEY COMMUNITY PLANNING BOARD
c/o Pardee Homes
Attn: Allen Kashani, CVCPB Secretary
12626 High Bluff Drive, Suite 100
San Diego, CA 92130
858-794-2571 / Fax: 858-794-2599
www.cvsd.com/planning.html

CARMEL VALLEY COMMUNITY PLANNING BOARD
7 pm, Tuesday, May 12, 2009
Carmel Valley Library, Community Room
3919 Townsgate Dr., San Diego, Ca 92130

A G E N D A

A. CALL TO ORDER AND ATTENDANCE

B. APPROVAL OF MINUTES – April 14, 2008

C. CONSENT AGENDA:

1. **Gonzales Canyon Neighborhood Park:** Submit letter requesting that the city place a priority on the construction of this park
 - Applicant – Manjeet Ranu, PHR Representative
2. **El Camino Real Widening (Sea Country to Half-Mile Dr.):** Approve draft letter to Patti Boekamp, City of San Diego as a response to the March 12, 2009 Rick Engineering Co.'s response to the most recent "City of San Diego Cycle Issues letter on the road widening, a D.R. Horton obligation. New information regarding the MHPA wildlife/trail undercrossing is emphasized.
 - Applicant – Regional Issues Subcommittee

D. PUBLIC COMMUNICATION – Speakers are limited to topics not listed on the agenda. Presentations are limited to 3 minutes or less.

E. ANNOUNCEMENTS – San Diego Police Department, San Diego Fire Department, United States Marine Corps

F. WRITTEN COMMUNICATIONS

G. INFORMATION AGENDA:

1. **El Camino Real Bridge & Road Improvement:** Update of project schedule, cost and roundabout feasibility study.
 - Applicant – City of San Diego, Julie Ballesteros & Siavash Pazargadi

H. ACTION AGENDA:

1. **Chair's Appointments:** Approve the appointments of Victor Manoushakian (Business Seat); Rodney Hunt (Investor Seat); Robert Cimo (N9).
 - Chair

2. **Sign Ordinance:** Consider the application's request to review the Carmel Valley Sign Ordinance to better understand what is allowed and whether the removal and damage of signs in the public ROW is permitted.

•Applicant – Charles Moore, Realtor

3. **San Diego Corporate Center Mixed Use:** Consider the application for a Community Plan Amendment Initiation.

•Applicant – Robert Little, Kilroy Realty

I. SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS

- | | | |
|-----|---------------------------------------|-------------------------|
| 1. | Regional Issues & Design Review | Anne Harvey/Jan Fuchs |
| 2. | F.B.A. | Frisco White |
| 3. | M.A.D. | Dave Mc Intyre |
| 4. | M.A.D. N 10 | Laura Copic |
| 5. | M.A.D. PHR | Dean Dubey/Manjeet Ranu |
| 6. | By-Laws/Elections/Policies/Procedures | David Bartick |
| 7. | Community Concourse | Frisco White |
| 8. | Trails | Anne Harvey |
| 9. | CVREP | Christian Clews |
| 10. | San Dieguito River Park | Anne Harvey/Jan Fuchs |
| 11. | Route 56 Steering Committee | Scott Tillson/Jan Fuchs |
| 12. | CPC | Manjeet Ranu |
| 13. | Signage | John Dean |

J. CHAIR'S REPORT

K. COMMUNITY PLANNER REPORT – Tim Nguyen, City of San Diego

L. COUNCIL DISTRICT 1 REPORT – Mel Millstein, Office of Councilmember Lightner

M. MAYOR'S REPORT – Stephen Lew, Office of Mayor Jerry Sanders

N. COUNTY BOARD OF SUPERVISOR'S REPORT – Sachiko Kohatsu, Office of Supervisor Pam Slater

O. STATE ASSEMBLY REPORT – Office of Assemblymember Fletcher

P. OLD / ONGOING BUSINESS:

Q. ADJOURNMENT

R. NEXT MEETING:

Tuesday, June 9, 2009
Carmel Valley Library, 7 pm

Metcalf Development & Consulting, Inc.

Land Planning, Development & Management- Strategically Focused, Tactically Sound

5681 Bellevue Avenue, La Jolla, California 92037

Phone 619-733-6056 fax 858-459-9517 e-mail Paul@MetDevCon.com

Memorandum from: Paul Metcalf

May 5, 2009

To: Anne Harvey

Re: Barczewski NOV Resolution through the SDP Process

The following are the major outstanding issues and our proposed solutions.

The issues are:

- ❖ A Site Development Permit (SDP) is required to satisfy the October 2003 Settlement Agreement between Bob Barczewski and the City of San Diego. The SDP is for the restoration of certain areas on the several Barczewski properties and the implementation of the Army Corps of Engineers Order # SPL - 2002 0667
- ❖ The Army Corps Order specifies certain improvements to be constructed but also requires any additional permits from any other Agency with jurisdiction to be obtained.
- ❖ If the current Corps Order is implemented there will be impacts as detailed in the Jurisdictional Wetlands Delineation Report. Any impacts to wetlands are proposed to be mitigated on site through a creation/restoration program on Lot 20 along McGonigle Creek.
- ❖ Barczewski also has a Settlement Agreement with Pardee that requires the implementation of the Corps Order.
- ❖ Remove or permit the existing Nursery operation.

The proposed solutions with regard to the satisfaction of the Stip with a Site Development Permit are:

- ❖ Remove the undocumented grading in the northerly section of lot 16 over the existing sewer line and in the southeast corner of lot 20 (lot 1) and restore to the pre-existing condition. This would require the export of +/- 12,000 cy of fill to the proposed stockpile on the old retail Nursery site on Carmel Valley Road.
- ❖ Implement ACOE Restoration Order SPL-2002-0667, and comply with Pardee Judgment, GIC 837801, which is intended by the Barczewskis, the ACOE and Pardee to restore the original flow line of the off-site ephemeral stream entering the Barczewski property from the east. The implementation requires the removal and replacement of the undocumented fill and the installation of a new drain pipe, under the supervision of a geotechnical engineer and City inspectors. Since the Jurisdictional Wetlands Delineation Report, supplied with our SDP application, determined this area as Federal and State wetlands, we have submitted a Streambed Alteration Agreement application to CA Fish & Game and a Clean Water Act 401 Water Quality Certification Application to the CA Regional Water Quality Control Board.
- ❖ Certify the remaining undocumented fill in the northwest corner of lot 16 as a stable but non-structural fill and install a sewer lateral for the current trailer complex that resulted from the condemnation relocation of the original Barczewski homesite.
- ❖ In addition to these measures, Barczewski proposes to create an additional federal & state wetlands area along the McGonigle Creek streambed that runs on the north side of lot 20 (lot 1). This is the area of the six acre Negative Farming Easement "G" shown on PRD 86-0229 and FM 12477.
- ❖ Liquidate the horticultural nursery plant-stock on Barczewski's lot 20.



The community park is to be adjacent to the village, the senior high school and the junior high school (**Exhibit 2-1**). It will abut the civic use area and provides a prime view corridor from the village, through the community park, toward Santa Monica Ridge in the MHPA.

- ***Neighborhood Parks:*** There will be two neighborhood parks: one located north of Carmel Valley Road next to the urban amenity and the other one south of SR-56 on the east side of the Rancho Glens Estates subdivision. In order to design a school/park site that shields Rancho Glens Estates from school use, cooperation between City staff, the Del Mar School District and the residents of Rancho Glens Estates is strongly encouraged. The General Plan requires a neighborhood park for a population of 3,500 to 5,000 within a half-mile radius. The parks will be located adjacent to the elementary schools and will be five acres in size which is based on the standards of the General Plan. The combined area of each school/park site is approximately 15 acres. They will likely include play areas and courts, picnic facilities and exercise equipment. As with other community facilities and amenities, the neighborhood parks will be connected to the surrounding neighborhoods and the town center by trails and paths. The goal is to create facilities which have easy non-motorized access, provide recreational opportunities and are focal points in their neighborhoods.

6.2.2 Amenities

- ***Civic Use Area:*** The civic use area will be five acres in size. It will be located in the village and will be used for civic activities and open-air public gatherings. The civic use area will be integrated into the fabric of the town center with residents and shoppers using the area as a gathering point. The civic use area will be connected with the rest of the community by trails and public transportation. The civic use area will help to frame the view corridor to Santa Monica Ridge. Development of the civic use area can occur in one of two ways:
 1. If developed by the City, the civic use area will be a maximum of five acres in size and will include the library, community meeting rooms, outdoor meeting areas and other civic buildings and landscaping areas. The civic use area and associated facilities will be built with funds from the Facility Benefit Assessment (FBA).
 2. If not developed by the City, the civic use area will be a maximum of two acres and will be owned and maintained as part of the commercial development. It will be designed and built as an integral element of the commercial project based on the neo-traditional, pedestrian-oriented design principles for the village (**Chapter 5**). The ultimate design will be determined with the first commercial development permit submitted for the village.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

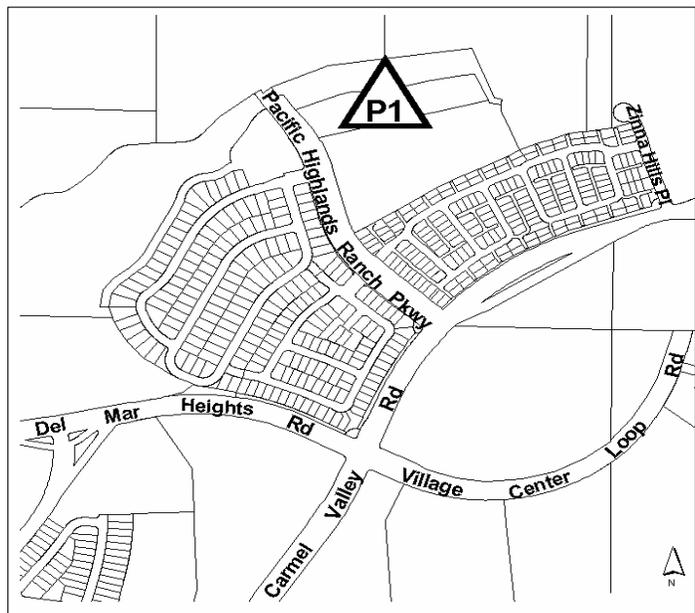
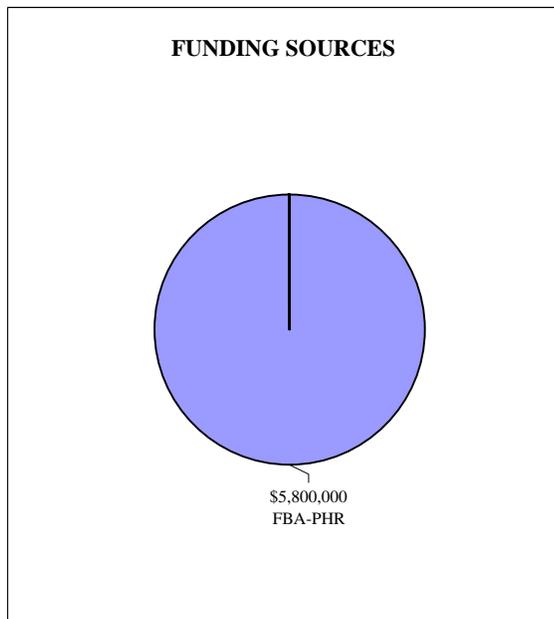
TITLE: GONZALES CANYON NEIGHBORHOOD PARK - Acquisition and Development

DEPARTMENT: PARK AND RECREATION
CIP or JO #: 29-534.0

PROJECT: P-1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING:	EXPENDED	CONT APPROP	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
FBA-PHR	\$5,800,000	\$703	\$1,243,297			\$4,556,000		
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$5,800,000	\$703	\$1,243,297	\$0	\$0	\$4,556,000	\$0	\$0

SOURCE	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR								
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0							



CONTACT: DEBORAH SHARPE

TELEPHONE: (619) 525-8261

EMAIL: dsharpe@san Diego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: GONZALES CANYON NEIGHBORHOOD PARK - Acquisition and Development

DEPARTMENT: PARK AND RECREATION
CIP or JO #: 29-534.0

PROJECT: P-1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

THIS PROJECT PROVIDES FOR THE ACQUISITION, DESIGN, AND CONSTRUCTION OF A FIVE (5.00) USABLE ACRE NEIGHBORHOOD PARK TO BE LOCATED ADJACENT TO A PROPOSED ELEMENTARY SCHOOL IN THE GONZALES CANYON AREA OF PACIFIC HIGHLANDS RANCH COMMUNITY. JOINT-USE OF RECREATIONAL FACILITIES IS INTENDED. PARK AMENITIES COULD INCLUDE TURFED MULTI-PURPOSE SPORTS FIELDS, A CHILDREN'S PLAY AREA, MULTI-PURPOSE COURTS, PICNIC FACILITIES, WALKWAYS, SECURITY LIGHTING, LANDSCAPING, AND A COMFORT STATION. THIS PROJECT ALSO INCLUDES HALF-WIDTH STREET IMPROVEMENTS FOR THE LOCAL ROADWAYS ADJACENT TO THE PARK AND UTILITIES TO SERVE THE PARK.

JUSTIFICATION:

THIS PROJECT IS IN CONFORMANCE WITH THE CITY'S PROGRESS GUIDE AND GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK ACREAGE, AND IMPLEMENTS THE PACIFIC HIGHLANDS RANCH SUBAREA PLAN RECOMMENDATIONS.

FUNDING ISSUES:

NOTES:

THE SCHEDULE IS DEPENDENT UPON THE ACTUAL RATE OF DEVELOPMENT WITHIN PACIFIC HIGHLANDS RANCH. PROJECTIONS INDICATE THAT THIS COMMUNITY WILL REACH A POPULATION OF 5,000 PEOPLE IN FY 2012.

SCHEDULE:

DESIGN IS ANTICIPATED TO BEGIN IN FY 2006; CONSTRUCTION IS ANTICIPATED TO START IN FY 2010.

CONTACT: DEBORAH SHARPE

TELEPHONE: (619) 525-8261

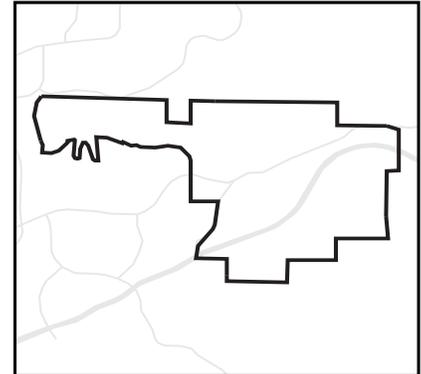
EMAIL: dsharpe@sandiego.gov

POPULATION AND HOUSING ESTIMATES

Pacific Highlands Ranch Community

Planning Area

City of San Diego



POPULATION AND HOUSING (2000 and 2008)

	April 1	January 1	2000 to 2008 Change	
	2000 Census	2008	Numeric	Percent
Total Population	253	4,845	4,592	1815.0%
Household Population	183	4,759	4,576	2500.5%
Group Quarters Population	70	86	16	22.9%
Total Housing Units	63	1,593	1,530	2428.6%
Single Family - Detached	--	1,103	--	--
Single Family - Multiple-Unit	--	0	--	--
Multi-Family	--	490	--	--
Mobile Home and Other	--	0	--	--
Occupied Housing Units	61	1,537	1,476	2419.7%
Single Family - Detached	--	1,061	--	--
Single Family - Multiple-Unit	--	0	--	--
Multi-Family	--	476	--	--
Mobile Home and Other	--	0	--	--
Vacancy Rate	3.2%	3.5%	0.3%	9.4%
Persons per Household	3.00	3.10	0.10	3.3%

NOTE: Starting in 2008, SANDAG will begin tracking housing structure type based on new definitions. Data for the new structure types are not comparable with information from the 2000 Census or SANDAG's Forecast. New definitions are described on page 3.

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

	April 1	January 1	2000 to 2008 Change	
	2000 Census	2008	Numeric	Percent
Households by Income Category				
Less than \$15,000	5	24	19	380.0%
\$15,000-\$29,999	2	75	73	3650.0%
\$30,000-\$44,999	3	73	70	2333.3%
\$45,000-\$59,999	2	34	32	1600.0%
\$60,000-\$74,999	1	75	74	7400.0%
\$75,000-\$99,999	11	183	172	1563.6%
\$100,000-\$124,999	5	126	121	2420.0%
\$125,000-\$149,999	4	134	130	3250.0%
\$150,000-\$199,999	14	298	284	2028.6%
\$200,000 or more	14	515	501	3578.6%
Total Households	61	1,537	1,476	2419.7%
Median Household Income				
Adjusted for inflation (1999 \$)	\$134,375	\$157,466	23,091	17.2%
Not adjusted for inflation (current \$)	\$134,375	\$212,616	78,241	58.2%

ADVISORY:

Caution should be taken when using data for small population groups, particularly at small levels of geography. Some 2000 Census data may not match information published by the U.S. Census Bureau for the following reasons: sample census data have been controlled to match 100 percent count (Summary File 1) data; and some minor adjustments were made (such as correcting the location of housing units that were erroneously allocated by the Census Bureau to roads and open space) to more accurately reflect the region's true population and housing distribution.

CARMEL VALLEY COMMUNITY PLANNING BOARD

c/o Pardee Homes
Attn: Allen Kashani, CVCPB Secretary
6025 Edgewood Bend Court
San Diego, CA 92130
858-794-2571 / Fax: 858-794-2599

12 May 2009

Honorable Mayor Jerry Sanders
City Administration Building
202 C Street, 11th Floor
San Diego, CA 92101

Re: Completing the first public park for Pacific Highlands Ranch

Dear Mayor Sanders:

The relatively new community of Pacific Highlands Ranch—represented by the Carmel Valley Community Planning Board (CVCPB)—is anxious for its first public park, Gonzales Canyon neighborhood park. Pacific Highlands Ranch has a population of approximately 5,000 residents, 25 percent of whom are under age 18, per SANDAG. A neighborhood park is to be provided by this population threshold, per the City's General Plan and the Pacific Highlands Ranch Sub-area Plan.

About half or more of the approximately 1,600 housing units in Pacific Highlands Ranch do not have yards large enough for recreation. There are higher density single family detached houses with only courtyards. There are also townhouses and affordable housing apartments without yards. This park is needed now.

Full funding for site acquisition, design and construction of the park has been collected through the Pacific Highlands Ranch Facilities Benefit Assessment. The current Public Facilities Financing Plan (PFFP) for Pacific Highlands Ranch indicates that construction of the park is to begin in fiscal year 2010 (the City's fiscal year begins on 1 July 2009). For this schedule to be realized, site acquisition and park design must occur very soon. Since Pacific Highlands Ranch has a certified Master EIR, CEQA clearance for the park should be straightforward.

Currently, the City's Real Estate Assets Department and Pardee Homes are proceeding through the site acquisition process. The CVCPB understands that progress is being made to complete the City's acquisition of the park site. The next steps are to design the park with public input and then build it. Park design was to have begun in fiscal year 2006, per the PFFP, but has not since the park site has yet to be acquired by the City.

Solana Beach School District's Elementary School #7 is planned for the site next to the park. There is no construction schedule for the school yet. The school district is continuing to work to refine site planning and school design. This need not delay completion of the park. However,

Honorable Mayor Jerry Sanders
First Public Park for Pacific Highlands Ranch
12 May 2009
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there must be coordination between the City and the school district on site planning and programming of facilities.

The Maintenance Assessment District for Pacific Highlands Ranch does not allow for expenditures on the park. However, Pacific Highlands Ranch contributes its share to the City's General Fund and expects its share of City services.

The CVCPB emphasizes the importance of expeditiously completing all steps in the process for getting the park built. This is one of the highest priorities of residents in Pacific Highlands Ranch and there is a great need for it. The CVCPB requests that a detailed project schedule be prepared to demonstrate how the park will be completed in fiscal year 2010. The CVCPB also requests monthly updates. Please also ensure that the park is included in departmental work programs and the City budget.

Thank you in advance for ensuring that Pacific Highlands Ranch will soon have its first public park.

Sincerely,

Carmel Valley Community Planning Board,

Frisco White, AIA, Chair

cc: Council Member Sherri S. Lighter, Council District 1
John Rivera, Office of Council Member Sherri S. Lightner
Mel Millstein, Office of Council Member Sherri S. Lightner
Jim Barwick, City of San Diego
Frank January, City of San Diego
Lane Mackenzie, City of San Diego
Howard Greenstein, City of San Diego

Attachment