

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
www.cvsd.com/planning.html

CARMEL VALLEY COMMUNITY PLANNING BOARD
7 pm, Tuesday, February 9, 2010
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** – January 12, 2009
- C. CONSENT AGENDA:**
- 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. COMMUNITY PLANNER REPORT** – Bernie Turgeon, City of San Diego
- H. COUNCIL DISTRICT 1 REPORT** – Mel Millstein, Office of Councilmember Lightner
- I. MAYOR’S REPORT** – Stephen Lew, Office of Mayor Jerry Sanders
- J. COUNTY BOARD OF SUPERVISOR’S REPORT** – Sachiko Kohatsu, Office of Supervisor Pam Slater
- K. STATE ASSEMBLY REPORT** – Office of Assemblymember Fletcher
- L. INFORMATION AGENDA:**
 - 1. Carmel Mountain/Del Mar Mesa Preserve Resource Management Plan:** Presentation of Draft Final Carmel Mountain/Del Mar Mesa Preserves Resource Management Plan, including recent changes, review and adoption process.
•Chris Zirkle, Betsy Miller and Rick Thompson
 - 2. Del Mar Highlands Town Center:** Updated presentation of Del Mar Highlands by Elizabeth Schreiber.
 - 3. Carmel Valley Signage:** Presentation by resident regarding changing community identity signs, such as Del Mar Highlands.

M. ACTION AGENDA:

1. **Roundabouts @ Via de la Valle and ECR and ECR and San Dieguito Rd.:** Consider the design and implementation of roundabouts at these intersections.
•Applicant, Siovash Pazardj, City of San Diego
2. **MAD Budget FY 2011:** Consider approval of the MAD budget for Pacific Highlands Ranch.
•Applicant, Joe Henderson, District Manager
3. **Carwash at Arco:** Consider the addition of a carwash at the Arco Gas Station at 3170 Carmel Valley Rd.
•Applicant, Fred Oliver & Roy Johnson
4. **Polo Field:** Consider JPA letter of January 26, 2010 regarding comments on the Rancho Santa Fe Polo Club's plan to restore the public trail and habitat.
•Applicant, CVCPB

N. SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS

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|-----|---------------------------------------|---------------------------------------|
| 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 | Vacant |
| 7. | Community Concourse | Vacant |
| 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 |
| 14. | Prop M Exploratory Committee | Scott Tillson/David Bartick/Jan Fuchs |

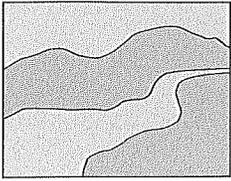
O. CHAIR's REPORT

P. OLD / ONGOING BUSINESS:

Q. ADJOURNMENT

R. NEXT MEETING:

Tuesday, March 9, 2010
Carmel Valley Library, 7 pm



San Dieguito River Valley
Regional Open Space Park
14103 Highland Valley Road
Escondido, CA 92025
(858) 674-2270 Fax (858) 674-2280
www.sdrp.org

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22nd District Agricultural Assoc.

Dick Bobertz
Executive Director

January 26, 2010

Jeannette Temple
City of San Diego Development Services Dept.
1222 1st Avenue, MS 501
San Diego, CA 92101

Subject: Comments on Rancho Santa Fe Polo Club, Project 169091

Dear Ms. Temple:

I am responding to the Polo Club site development plans submitted to the City on September 8, 2009 and to City comments sent to the applicant on January 12, 2010. As you know, the JPA is in support of the Polo Club's plans to restore the public trail and habitat that was removed by their operations and grading violations. We have participated in the permit review process and met with City staff and the applicant on several occasions and are pleased with the progress made on the restoration and trail plans. We are in support of most of their project plans with one exception that being the proposed trail surface.

Sheet 16 of the applicant's most recent project plans shows a "typical cross section of the multi-use public trail". That cross section identifies the surface of the trail as a "4-inch minimum d.g. surface with binding agent". However, we have been told by the applicant that they are not proposing that particular surface on the trail. Instead the trail would be a compacted dirt trail. The JPA continues to be firmly opposed to a compacted dirt trail surface for several reasons. In addition, the project plans make no reference to the surface being installed "by others". The JPA is not in a position to surface this segment of public trail nor is it our responsibility to do so.

In addition, City comments on the project plans reflect the understanding that it would be a decomposed granite (d.g.) surfaced trail as the submitted plans indicate, which is apparently not the case. All reviewers should be advised that the plans are inaccurate in this regard, otherwise potential impacts resulting from use of native soil will be missed.

As stated in our letter to you dated July 29, 2009, the JPA is opposed to the applicant's proposal to use a compacted dirt surface on the public trail for the following reasons:

1. As committed to in our conversations with the applicant and City staff, the JPA would be responsible for long-term maintenance of the public trail as a segment of the JPA's Coast to Crest Trail. We cannot maintain a trail that is not constructed to sustainable standards. Thus, the trail must be built to long-term sustainable standards as is the rest of the lagoon trail, which is surfaced with compacted decomposed granite (d.g.). This is consistent with the San Dieguito River Park's Concept Plan trail standards.
2. The applicant was directed by City staff to use the trail standards in the Concept Plan.
3. The City's most recent Cycle Issues reports (1/12/10) cite continuing concerns regarding long-term impacts associated with the trail such as pollutants and runoff (this is consistent with the same issues raised in our July 29th letter). A sustainable compacted d.g. surface (with or without a binder) would stabilize the trail and minimize these impacts. The clay soils in this part of the river valley are unstable and do not make a solid surface for trail users and the long term sustainability of the public trail. Fiber rolls adjacent to the trail, as proposed in the project plans, are temporary measures that may not prevent the trail from sloughing into the adjacent habitat over the long term.
4. City staff comments suggest a possible drainage swale to capture runoff from the trail (Lien, comment #41). A swale is unnecessary if the trail is built with a stable surface as the minimal amount of runoff typical for a trail would be filtered through the adjacent vegetation. Conversely, an unstable trail surface would require continual maintenance of a swale – an unnecessary burden that could be avoided.
5. Illegal operations by the Polo Club over many years have caused significant impacts. The Polo Club plans propose to mitigate these impacts, which should also include mitigation for the loss of the public trail on their leasehold. Current standards for a public trail include a stable trail surface. The public trail should be built to those standards by the Polo Club, not the JPA.
6. The public trail would be located next to the Polo Club's restoration mitigation site. The mitigation area must be protected to meet their success criteria standards. The Polo Club will be responsible for meeting those standards as outlined in their project plans, therefore, they should design the adjacent trail to protect the integrity of their mitigation site. Runoff from the trail is designed to slowly infiltrate into the adjacent vegetation buffer, but a stable trail surface is a necessary component of that design.

We look forward to seeing the plan implemented.

Sincerely,



Shawna Anderson, AICP

Principal Environmental Planner