



## Rancho Peñasquitos Planning Board Meeting Minutes

October 5, 2011

Attendees: Jon Becker, Joost Bende, Thom Clark, Bill Dumka, John Keating, Ruth Loucks, Jeanine Politte, Keith Rhodes, Charles Sellers, John Spelta, Dennis Spurr, Ramesses Surban

Absent: Suzanne Brooks, Bill Diehl, Dann Mallec, Darren Parker, Scot Sandstrom, Mike Shoecraft, Maria Webster

Community Members & Guests (Voluntary Sign-in): Jagadish Nayak, Marc Roland, Pam Logemann, Deborah Russell

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1. The meeting was called to order at 8:03 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present.
  2. Agenda Modifications: Removed Street Vacation off Stargaze Avenue from agenda at request of presenter who was unable to attend meeting and moved CA State Legislature, 75<sup>th</sup> Assembly District report to top of Public Official's reports.
  3. MINUTES: Corrections were recommended.  
**Motion:** To approve the September 7, 2011 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C – Sellers/Bende/Approved, 12 in favor – 0 against – 0 abstentions.
  4. Guests: No Public Safety agencies were present.
  5. NON-AGENDA, PUBLIC COMMENTS: No comments presented.
  6. ANNOUNCEMENTS & INFORMATION ITEMS:
    - a. Assembly Member Nathan Fletcher's Office Report – Sterling McHale
      - Governor Brown signed bills that Fletcher considered priorities or co-sponsored: AB1111 (Homeless Youth), AB648 (Commutation notifications), Adoption Procedures bill and a bill that provided guidance on the implementation of Chelsea's Law.
      - The Education Tour continues; next stop is at Los Peñasquitos Elementary School on 10/21/11 to discuss the school's program "No Excuses University".
      - Attended a meeting in Mexico to discuss cross-border commerce and regulations that affect us with group of government officials.
      - Working with Governor Brown to keep businesses in CA. Looking at closing Corp Tax loopholes for out of state businesses; allowing choice and how single sales taxes are classified.
      - Becker invited McHale to review the status of Fletcher's Mayoral Campaign.
    - b. San Diego City Council District 1 Report – Stephen Heverly
      - Community Fire Watch Kick-off event on 10/8/11 at Rancho Peñasquitos Library, 11:00am – 12:30pm - flyer was distributed via email.
      - Miramar Landfill, managed competition, is out for bid. Lightner favored managed competition as long as existing environmental procedures continue. The bid package included looking at incentives to extend the life of the landfill including potentially moving demolition waste and green waste to another site.
        - Becker asked if there are other locations being looked at for demolition and green waste; Heverly stated that Gregory Landfill is possibly being considered, but may

not be an option due to recent legislation. There are other incentives including recycling measures that could be implemented.

- City's Comprehensive Water Policy should come before Council 10/17 or 10/18/11; supported by numerous groups. Changes have been made to proposed policy since initially brought forth. Heverly will email updated version for distribution to RPPB.

- Rhodes noted that recommending conservation while increasing rates would have negative effects. Heverly added that the plan includes incentives for conservation. Will be preparing an implementation plan with guidance from numerous groups once approved.
- Becker added that the water dept. has incentives to add smart watering devices (clocks) and drought tolerant plantings via rebates.

- Canyon Rim Apartment's gas line(s) replacement update – permits have been obtained to install new permanent gas lines, to be completed by 10/17/11. There were multiple gas line problems throughout the complex and this was the best solution.

- Councilmember Lightner's office has been working on and following up on traffic issues, the I-15 landscape cleanup (area from I-15 ramps to LMAD along Carmel Mtn. Rd.). Politte reported that the Doubletree staff made it a priority to clean up adjacent to their property even though it was Caltrans responsibility. Caltrans needs to come back and finish the landscaping areas. Heverly will contact Caltrans about landscaping and lights are out on the Carmel Mtn. Rd. bridge over I-15.

- Politte reported on the graffiti found at Rolling Hills Park the morning of 9/17/11. It was reported to City website by multiple neighbors and SDPD was onsite taking pictures that morning. All walls of the double handball courts and most play equipment was tagged as well as a private wooden fencing adjacent to park. Politte added, the officers on site that morning told her that vehicles in the neighborhood had also been tagged although she did not drive the neighborhood to see. Park & Rec was notified and staff cleaned it up the following week. The PQ-NE Action Group met last week and discussed what the group might be able to do and Pam Logemann was planning to talk with the Police Dept. Lighting needs to be repaired as one light post is out again a few weeks after being fixed mid-summer.

- Spurr asked if the Graffiti Strike Team was contacted; Heverly said they are still operating but seem to work more south of Hwy. 8. Heverly stated that there was a large number of complaints to the City on this incident. The Strike Team (Task Force) uses a special GPS photo recordation of incidents. Brief discussion on community not cleaning up and allowing Park & Rec to document and follow up before clean up. Heverly will follow up with SDPD for an update.
- Rhodes, on behalf of Rhodes Crossing, offered a \$500 reward for information leading to the conviction of the parties responsible for the vandalism at Rolling Hills Park on 9/16 – 9/17/11.

c. San Diego City Planning & Community Investment Report – Michael Prinz, no report.

## 7. BUSINESS.

### a. **San Diego Canyonlands – Eric Bowlby (Potential Action Item)**

San Diego Canyonlands is requesting RPPB's support for a proposal to dedicate specific designated park land parcels owned by the City of San Diego. Dedication of these parcels will help preserve open space resources for future decades as well as guide City planners as the City grows. Council Policy (700-17) explains the process whereby City Council can approve parcels for Dedicated open space after a public vetting process which is

initiated by citizens. SD Canyonlands has been working with City Park and Recreation Board to review open space that could be included; Park and Rec Board has approved the proposal of all lands under their management totaling 8,199 acres or 71% of the total proposed for Dedication. In 2007, 6,600 acres of open space were dedicated through this process in San Diego. The proposal must be approved by City Council and then processed through legislation. In RPPB's planning area, there are 1,941.35 acres being proposed to be dedicated (a total of 10,000 acres in the City of San Diego overall). Key points:

- Lands that are dedicated require a 2/3 approval by the voters to be converted for non-park uses.
  - Dedicated lands are preserved as natural open space or developed for active, outdoor recreation uses.
  - Dedication itself does not result in any changes or additional cost in maintenance of the land.
  - City retains authority to grant easements for utility purposes including roads, sewer lines, drainage channels, etc.
- i. Planning Board Member Comments
- Clark asked about the control of these dedicated open spaces and noted that the distributed materials do not show how each parcel is presently being used or what is allowed to be developed within that space. Bowlby stated that City authorized passive uses would be allowed. Residents could not create their own trails. All other uses would need to be approved through process. Privately owned open space can't be dedicated. Dedication does not change existing use.
  - Keating commended Bowlby and San Diego Canyonlands on their efforts. The dedication adds one level higher of protection for our open space. There are a lot of unknowns whether it might be views, trails, etc. and Keating questioned whether we might be causing more harm by approving, unintended consequences. It might not be in the best interest of the City to do this. The Los Peñasquitos Canyon Preserve CAC was concerned with unintended consequences, ie, limiting the City's ability to trade/sell for land that might provide better uses of open space, concerned with SD Canyonlands' name as the open space they are proposing for dedication is made up of mesa tops, canyons, easements and assorted parcels. The CAC already has dedicated open space and it may not be in their interest to support the proposal. Bowlby stated the proposal is for parcels adjacent to their dedicated parcels and added that the CAC had another item (SD Canyonlands Park) on their agenda which was taken off the table.
  - Becker asked Bowlby to check if Darkwood Canyon is already dedicated and if under the purview of the CAC.
  - Spurr asked Bowlby for confirmation that if the parcel was dedicated and the City really needed to use the parcel for a use, other than open space, it would need a 2/3 vote of the citizens to undedicated the parcel; yes.
  - Surban inquired about a road going through open spaces referencing Rhodes Crossing road going through Darkwood Canyon.
    - o Rhodes stated that this road is a CIP project.
    - o Politte added that there is a CIP road project that RPPB is looking at getting removed (extension of Peñasquitos Drive into Rancho Bernardo). Would we need to get the road removed before dedication?

- o Spurr stated that Park Village Rd. already goes through dedicated open space.
- o Rhodes stated that dedication takes the flexibility out of future planning, a 2/3 vote to change it will be extremely difficult to get.
- o Politte stated that each parcel needs to be reviewed independently. Some could be dedicated because they are surrounded by houses and unusable space and others could be left undedicated so if the City needed to sell or sell/develop, it could be through process in the future.
- o Rhodes stated that this will devalue City land for future use.
- o Bende stated that this might be bad for planning but great for preservation. In referencing the maps, the MHPA lines overlap development. Bowlby stated that the lines are provided via GIS overlay mapping; 8,400 acres are within the MHPA and SD Canyonlands' mapping lines follow MHPA parcels.
  - (i) The maps are indistinguishable to separate private ownership from City owned open space. Example: Private residential parcels were allowed to develop the first 100' of 300' parcel leaving the other 200' undeveloped as open space but still privately owned. Does the dedicated open space start on the City side of the private property line? Bowlby stated, yes.
  - (ii) Although dedicating protects open space, it will hinder the ability to trade land. An example: Parcel on La Jolla Village Dr at Torrey Pines Rd. was put out for closed bid by City Real Estate Assets Division which the community thought would remain open space. City can sell designated open space.
  - (iii) Pardee property along I-15 between the Self Storage lot on the north and Paseo Montalban on the south was suppose to be turned over to the City or traded. We are still a developing community and the community plan states to preserve this space as open space.
  - (iv) Rhodes suggested that the City shouldn't be able to approve changes without notifying the community.
- o Bende referred to map marking for sensitive species in the middle of private land. Bowlby said this is related to the GIS MHPA mapping. Rhodes would like the maps to only reflect public lands. Clark asked for confirmation if parcels would be surveyed; Bowlby stated there is no surveying, the legislation is a legal statement that references the parcel numbers, not MHPA or sensitive species and no map.
- o Bende proposed that Bowlby be invited back to allow RPPB members time to review proposed parcels and then vet maps within each planning area. Politte had previously emailed the proposal to all RPPB members for review.
  - (i) Bende asked Bowlby how Scripps Ranch North Planning Group voted on the proposed; approved SRN plan 7 in favor – 1 against and voted 6 in favor of the concept - 2 against. No approved meeting minutes to-date. City Heights approved both motions, adding a few more acres to the proposed dedicated open space.
- o Dumka asked for clarification that we would review in as 3 subcommittees. Dumka asked if there was something particular driving San Diego Canyonlands to propose moving designated open space to Dedicated.
  - (i) Bowlby stated that this is a vision the City. Council Policy interprets the City Charter that says the City is to dedicate open space annually to protect the Open Space designation. Dedication was supposed to happen

annually and it has not happened due to resources. The General Plan calls for protecting the integrity of open spaces within the community plans.

(ii) Dumka stated there is a question of whether City Council in office follows the policies or changes them in the future.

- o Bowlby will follow up with City Staff on the following:
  - 1. Public view sheds
  - 2. Roadway concerns
  - 3. Adjacent private property impacts & development rights
- o Loucks asked for clarification that RPPB could suggest changes to the designated open space parcels proposed for dedication; yes, community has final say in which parcels within our planning area would be included in the proposal.
- o Jagadish Nayak inquired about the process used to dedicate the open space that has already been dedicated. Becker stated the City can survey the parcels and have a vote by City Council or alternatively by legislation as SD Canyonlands is proposing. Nayak asked for an existing instance where a road has been built on open space and how it was approved. Becker referenced Camino del Sur northbound to SR-56 which has taken approx. 10 years of planning. There are both public and private components to complete the road including grading, offsets for the brush, the clearance, mobility, wildlife corridors, trails, etc. which have already been vetted as acceptable. Dedication could impede construction of that road if there are others who come out and protest that this dedication is precluded and the road should not be completed. Nayak asked if there is dedicated land that already has a road built on it?
  - (i) It was agreed that we need to know if there is precedent of a road being built on dedicated open space in San Diego. Becker referenced 'paper street' in older communities like Mission Hills or Normal Heights that are street right-of-ways that may have been mapped but rejected and some of them go through canyons. Paper streets could potentially be dedicated but the roads could also be built.
- o Andre Gold inquired if dedication of canyon backing to Penenova St. (at end of Peñasquitos Drive) would affect fire protection. Bowlby stated that dedication would not affect brush management zones/processes or fire issues. It was noted that there is no reference code for 'L1203' on Maps; Bowlby will check and email that reference. There was discussion about parcels on the north side of Black Mtn. Open Space adjacent to the canyon and Calle Juanito that are not included; Politte stated that those are private parcels and access is very limited via Calle Juanito.
- o Becker tabled the discussion asking each member to review the proposed parcels for additional discussion at the November meeting and finalizing our recommendations in December. Subcommittees may be formed in November to further review the parcels and fine tune our recommendation if necessary.
- o Becker will email questions/concerns discussed to Bowlby.

**b. Salmon River Road, Speed Limit Increase (Action Item)**

Becker explained that he received a letter from Gary Pence that the City wants to increase the 25 mph speed limit to 30 mph on Salmon River Road in both directions to keep it

enforceable per State mandate. If we do not make a motion on this, they will do so without our input.

Keating stated that the speed limit increase would run from Paseo Montalban to Calle de las Rosas. They did a radar study and the majority of traffic goes over 25 mph, which brings the mandate into play. If not approved, the Police Dept. will not be able to enforce the speed limit. He recommends that RPPB approve the City's request to increase the speed limit so it is enforceable.

Becker has not heard from anyone in the area; Keating stated that RPPB noticed the residents via our agenda. Casa Blanca and 19 single-family homes front this street plus the library and fire station.

- Notification of the neighbors was discussed.
- Spurr added that one side of the street is the aqueduct.
- Heverly offered to check with Traffic Engineering about noticing the residents; Dist. 1 office may be able to send out a letter if they won't.

**Motion:** To approve increasing the speed limit on Salmon River Road to 30 mph between Paseo Montalban and Calle de las Rosas. We are also requesting that the City notify Casa Blanca and the 19 single-family residences on Salmon River Road. M/S/C – Keating/Discussion.

Discussion:

- Whether noticing the residents would make a difference. If we don't approve the speed limit increase, the 25 mph speed limit will not be enforceable.
- It makes sense to approve the increase for safety reasons.

Keating withdrew his Motion.

**Motion:** To approve increasing the speed limit on Salmon River Road to 30 mph between Paseo Montalban and Calle de las Rosas to conform with the recent engineering study that the City did to allow for an enforceable speed limit. M/S/C – Keating/Sellers/ Approved, 10 in favor – 1 against (Surban) – 1 abstention (Rhodes).

## 8. REPORTS.

### a. Chair Report – Jon Becker

- Thanks Spurr for attending Park Village Redistricting Recap meeting to inform them about Fire Safe Council, Sherri Lightner, Capt. Ball attended to discuss safety; good meeting.
- CPC had the SD Canyonlands presentation, had similar concerns and they did not want to vote yet.
- Draft Climate Mitigation and Adaption Plan and Coastal Heights Regulations proposals were presented.
- Working on the HSR letter with Town Council.
- PQ Pump Station – Politte stated that they are planning to dismantle Station # 62 (between Paymogo St. & Paseo Montanoso) and replace Station #84 in Rancho Bernardo with a new larger facility. It looks like they may be upgrading the sewer lines on Peñasquitos Drive and Alamazon St. also – Becker will invite them to attend November meeting.
- Free Oil Recycling flyer was distributed. 10/25/11, 11/19/11, 1/21/12

### b. Vice-Chair Report – Charles Sellers, no report

### c. Secretary Report – Jeanine Politte, no report

## d. Standing Committee Reports:

- Land Use (Joost Bende)
  - Camelot project in Black Mtn. Ranch will be on November agenda.
  - Stargaze Street Vacation coming in November, will route the info we have to members for review.
  - San Diego Canyonlands - will forward Politte's email to the board and questions from tonight as guidance on parcel reviews.
- Telecomm (Charles Sellers)
  - Fernando Drive Right-of-Way project may not be in our planning district; checking into.

## e. Ad Hoc Committee Reports:

- FBA/PFFP Prioritization (Keith Rhodes)
  - We should have the Draft Torrey Highlands FBA shortly.
- Cresta Bella/Doubletree (Jeanine Politte) – no report
- Our Lady of Mt. Carmel (Joost Bende)
  - Construction/grading has begun
- PPH Community Wellness Campus (Jon Becker)
  - No activity right now, will continue with outreach. Bende added that there is no market for medical offices right now.
- Santa Fe Summit II & III (Scot Sandstrom) – no report

## f. Liaison and Organization Reports:

- Black Mountain Open Space Park (Bill Diehl) – no report
- DSD Facilities Financing (Bill Diehl) – no report
- MCAS Miramar Community Leaders Forum (Dennis Spurr)
  - Marine K-9 unit demonstration at last meeting.
  - Air show was this past weekend. Politte & Bende both noted that there weren't many flights over Peñasquitos this year.
- PQ Fire Safe Council (Dennis Spurr)
  - Kick Off this Saturday at the library.
  - Meeting at Doubletree on October 20<sup>th</sup>, 7pm in Colonial Room to follow up on Kick Off.
- PQ Town Council (Mike Shoecraft) – no report
- PQ Recreation Council (Bill Diehl)
  - Bende reported that Octoberfest is 10/21/11 from 6-10pm and Winter Wonderland on 12/3/11 from 11am-3pm; both at Hilltop Park.
- Los Pen Canyon Psv CAC (John Keating) – previously discussed
- Park Village LMAD (Jon Becker)
  - Free mulch was available last Saturday, City maintenance rep and contractor was suppose to be present.
  - Will be meeting with staff about additional entry monuments.
- Peñasquitos East LMAD (Bill Diehl)
  - Surban will not be able to assist Diehl.
- Torrey Highlands LMAD (Darren Parker) – no report
- Prop C Working Group (Bill Dumka)
  - Carmel Valley Regional Issues Committee met today to discuss and get their support to remove the 6 items that RPPB proposed. They were not ready to act

because it might complicate their process with the approval of Prop C and I-5 widening. The Prop C Working Group is meeting again on the widening of SR-56 and northbound connectors. City Staff has communicated that they plan to work with other planning groups.

- Transportation Agencies (John Keating)
  - Calle de las Rosas does not qualify for speed humps, there's no money for v-calm signs, it doesn't meet the warrants for stop signs through Traffic Engineering. Using the alternative process through City Council office, we could ask for all-way stops at two locations via a motion. District 1 Office would then ask for the stop-signs and we could ask for increased enforcement of the 25 mph speed limit.

**Motion:** To approve the addition of two All-Way Stops on Calle de las Rosas at La Tortolla (east end) and at Via La Cantera. M/S/C – Keating/Bende/Discussion.

Discussion:

Surban asked if narrowing the road by adding a Bike Lane was explored.

Heverly stated that he hasn't heard back from Traffic Engineering. Becker and Keating did not believe the road was wide enough. Keating stated that there is a yellow center line. Studies show that if there is a center line, drivers go faster.

Becker called for a vote of the motion.

**Motion was Approved, 12 in favor – 0 against – 0 abstentions.**

Heverly will take our approved request and move it through the system.

- Los Peñasquitos Elementary School's traffic remedies seem to have solved many of the problems, so Keating was not making further recommendations at this time. Surban still sees some crossing between Bernabe Drive and the apartments. Spurr stated that the changes are working. They have moved the drop off and pick up zones. The Principal concluded that a stop sign would hamper the circulation that they have now and the congestion helps slow down traffic. Spurr added that most everyone is using the crosswalk in front of the school, but another crosswalk might help across Bernabe Drive. Keating suggested that we hold off until the Principal asks for assistance; Heverly agreed.

- Torrey Glen Rd. near Westview High School - residents have complained about students parking in their neighborhood. Keating has a call into the Principal.

- Made a Public Information Request with Caltrans for the number of accidents that have occurred along SR-56 and gone into the Bike Lane. There have been 4 accidents in the last 4 years. Looking into getting a guardrail installed by either the City or Caltrans to keep cars off the bike path.

- Black Mtn. Rd. at SR-56 Bike Improvements – following up on status.

The meeting was adjourned at 9:55pm.

Respectfully submitted,  
Jeanine Politte, RPPB Secretary

Approved 11/2/11, 6 in favor – 0 against - 5 abstentions (Mallec, Sandstrom, Brooks, Shoecraft, Diehl)