



RANCHO PEÑASQUITOS PLANNING BOARD REGULAR MEETING AGENDA

Wednesday; November 7, 2007 at 7:30 PM

Sandpiper Room at the DoubleTree Golf Resort
14455 Peñasquitos Drive; San Diego, CA 92129-1603

7:30 pm - Call to Order

7:31 pm - Agenda Modifications

7:35 pm - Approval of Minutes (October 3, 2007)

7:45 pm - San Diego Fire Department (Stations 40 and/or 42)

7:50 pm - Public Forum (Limited to 3 minutes per person and 12 minutes per topic)

8:00 pm - Announcements & Informational Items:

- San Diego City Mayoral Office (Stephen Lew: slew@sanidiego.gov)
- San Diego City Council District One (Madeleine Baudoin: mbaudoin@sanidiego.gov)
- San Diego City Planning & Community Investment (Jennifer Cordeau: jcordeau@sanidiego.gov)

New Business:

8:15pm - Application for Map Waiver at 9910 Via Daroca - Jim Quiring (Action Item);

8:30pm - Endorsement of EPA Waiver Application by MWD - Brian Drummy (Action Item);

8:45pm - Black Mtn. Ranch Community Plan Amendment Initiation - Bill Dumka (Action Item);

9:00pm - Reports:

Chair Report: Charles Sellers (cts.cpa@sdccu.net)

Vice-Chair Report: Joost Bende (rppb@san.rr.com)

Secretary Report: Jeanine Politte (jeanine@jpolitte.com)

Standing Committee Reports:

- Land Use (Jon Becker: jon.becker@tcb.aecom.com)
- Wireless (Lynn Murphy: rp_murphys@sbcglobal.net)

Ad Hoc Committee Reports:

- Bylaws & Elections (Bill Diehl)
- Community Funds (Bill Diehl)
- Transportation (Jim LaGrone)

Liaison and Organization Reports:

- Community Planners Cmte (Charles Sellers)
- Black Mtn Open Space (Sudha Garudadri)
- MCAS Miramar CLF (Dennis Spurr)
- Peñasquitos East MAD (Bill Diehl)
- Recreation Council (Jim LaGrone)
- Town Council (Ted Jobson)

9:30pm - Adjournment.

LAND USE COMMITTEE WILL MEET AT 6:30PM RE THE 9910 VIA DAROCA MAP WAIVER APPLICATION.
WIRELESS COMMITTEE WILL MEET ON NOVEMBER 15, 2007 AT 6:30PM IN THE DOUBLETREE RESORT.
FUTURE RPPB MEETINGS: 12-5-07; 1-2-08; 2-6-08; 3-5-08; 4-2-08; 5-7-08; 6-4-08; 7-2-08; 8-6-08; 9-3-08.



Rancho Peñasquitos Planning Board Meeting Minutes

October 3, 2007

Attendees: Jon Becker, Bill Diehl, Sudha Garudadri, Wayne Kaneyuki, Pamela Kelly, Jim LaGrone, Lynn Murphy, Jeanine Politte, Keith Rhodes, Charles Sellers,
Absent: Dan Barker, Joost Bende, Dennis Spurr, Christopher Woo, Ted Jobson
Guests & Community Attendees:
Sabrina Leitner, Bill Dumka, Brian Drummy, Rheia Vigay, Sandy Burgoyne, John Spelta, Marshall Merrifield, Athans Zafiropoulos, Patricia (Black Mtn. Ranch), Dale Politte, Pam Blackwill, Madeleine Baudoin

1. The meeting was called to order at 7:34 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present.
2. Agenda Modifications: none
3. MINUTES: Jeanine suggested a vote correction to the motion to approve the August 1, 2007 minutes should have been counted with 3 abstentions, not as votes for approval because they were not present at the meeting in question. Charles Sellers said the question of who can vote to approve the minutes has come up for discussion before and if a board member votes to approve minutes of a meeting they were not present at, they may do so.
Keith Rhodes inquired if there might be a better way to track motion/vote participants, possibly with initials, instead of noting the arrival/departure times of members in the minutes. The secretary will note actual voting members with the motion and vote if there is a discrepancy from the list of board meeting attendees.
Motion: To approve the September 5, 2007 Rancho Peñasquitos Planning Board Meeting minutes as presented. M/S/C - LaGrone/Kaneyuki/Approved 9-0 with 1 abstention (PKelly, not present).
4. Guests: none
5. NON-AGENDA, PUBLIC COMMENTS:
 - a. Torrey Hills/Black Mountain Ranch Seats on RPPB -
 - i. Sabrina Leitner inquired when the seats for Torrey Hills would be available to be seated.
Charles Sellers/Bill Diehl noted the 2 seats for Torrey Hills and 2 seats for Black Mtn. Ranch are At-Large seats that will be voted on by all voters within the boundaries of RPPB hopefully in March 2008, the next election. The seats will not be available until the City Council approves RPPB's final bylaws, which is still in revision.
Wayne Kaneyuki reminded the board of the possibility to waive the attendance requirement for the 1st election of the TH/BMR seats, which we would need to do following the approval of the bylaws.
 - ii. Athans Zafiropoulos suggested RPPB announce seat availability in the newspapers, concern that BMR/TH community does not know who represents them with the City on planning issues; need better communications.
Jon Becker/Bill Diehl – residents are represented by RPPB (for development and land use), City Council District 1, HOA's and the Recreation Council which meets the last Thursday of the month at Canyonside Park.

- Election Noticing - Corridor News doesn't cover TH/BMR, Carmel Valley News from the San Diego Ranch Coast Newspaper Group does; also submit info to UT.
- iii. Torrey Highlands MAD – Sabrina asked if committee to oversee has been set up yet? Bill Diehl said she should contact Park & Recreation Council.
 - b. Wayne Kaneyuki inquired if any progress was made talking with New Hope Church about trailer removal per agreement; Joost Bende was looking into. Charles Sellers noted that Joost was also looking into the Mormon Church basketball court concerns.
 - c. Marshall Merrifield introduced himself and announced that he is running for City Council, District 1 seat. He shared a brief history of his experience and reasons for running for office. More information is available at JoinMarshall.com.
 - d. Bill Dumka invited the board and community members to visit the “LEED” award winning Rancho House, Del Sur. Jon Becker will arrange a tour for board members.
6. ANNOUNCEMENTS & INFORMATION ITEMS:
- a. San Diego City Council District 1 Report – Madeleine Baudoin
 - Family Emergency Preparedness Fair is scheduled for October 13th at Hilltop Park, distributed flyer.
 - Canyonside Park lights are back on
 - City Council will vote on the East Trust Fund transfer/loan approved by RPPB for Hilltop Park Phase II & III on October 9th. Bill Diehl will make sure the amount approved by RPPB is the amount that will be transferred. Bill added that he has been meeting with Gus Button about the design aspects and construction should begin in December and take 9 months with tentative opening in Sept/Oct 2008.
 - Charles Sellers noted that he was informed at a recent CPC meeting that a rep from Mayor Sander's office would be attending RPPB meetings regularly. Madeleine will check with Steven Lew and email to Charles.
 - b. San Diego City Planning & Community Investment Report – Jennifer Cordeau: no report
7. BUSINESS.
- a. Metropolitan Wastewater Department Presentation – INFO ONLY
Brian Drummy introduced himself; shared handouts on the Secondary Treatment Upgrade at Pt. Loma treatment facility located near the tide pools which collects/treats all city of San Diego wastewater.
 - i. Planning Board Member & Public Comments/Questions:
 - Keith Rhodes inquired about the previous waiver and Scripps Institute test results on outfall. Brian noted that MWWD needs to submit a new complete application with up-to-date standards/test results. \$1.5 billion to update to Secondary treatment.
 - Another option would be to extend the outfall further. Brian reminded board members of the broken outfall pipe in 1993/94 and how extending the pipe 2.5 miles while repairing the break.
 - Waiver is good for 5 years.
 - Sabrina Leitner asked about the Orange County treatment process and how they are set up? Brian said one of their facilities is a secondary treatment plant, and they have a 10 year waiver to do a full secondary plant.
 - Biran added that all plans are reviewed by many groups including the EPA, Coastal Commission and others. He would like to come back to RPPB with an action item to get agreement with the Mayor's recommend decision.
 - b. Vacation of Old Black Mountain Rd., Project No. 128026 – ACTION ITEM
Rheia Vigay, Senior Planning Analyst for PUSD, presented background on the request to

vacate the portion of old Black Mtn. Rd. that runs through Del Norte High School property. There are no direct road connections on either end of this segment of old Black Mtn. Rd. Aerial photo maps were distributed to help explain exact location.

i. Planning Board Member & Public Comments: none

Motion: To approve the vacation of Old Black Mountain Road by the City of San Diego between Camino San Bernardo Road and Lone Quail Road to PUSD. M/S/C – Sellers/Rhodes/Approved - 9 for-0 against-1 abstention by Garudadri.

Concern was shared that PUSD should not be building new schools when existing schools are not full.

- c. Formation of Park View Estates Community Fund Oversight Body – ACTION ITEM
Madeleine Baudoin reported that she spoke with John Tracanna who suggests setting up a subcommittee to make recommendations to RPPB for approval.

Bill Diehl – reviewed the committee’s background beginning in 1989. As noted in a City Manager’s Report, the committee was approved to make recommendations on expensing monies in the community fund. The group met several times to distribute funds, but since 1999 has had no activity and a number of member groups are no longer operating.

RPPB’s obligation to Black Mtn. Open Space Park is complete. Approximately \$1.2 million remains in the fund.

- The question is whether to create a new subcommittee to oversee or include under the existing Ad-Hoc Community Funds committee.

- All RPPB members and the public are encouraged to attend meetings and participate in the recommendation making process. Note that per CP 600-24, a majority of the subcommittee members must be RPPB members, but does not discourage the public’s participation.

Motion: To add the Park Views Estates Community Fund under the RPPB Ad-Hoc Community Funds Committee to oversee and make recommendations on expenditures to RPPB. M/S/C – Sellers/LaGrone/discussion.

- Bill Diehl asked about seat appointments on the committee, specifically if Park & Rec should have a guaranteed seat.
- Charles Sellers felt a guarantee was not necessary, if they wanted to participate, they could.
- Wayne Kaneyuki noted that he felt the committee was doing a great job.
- Bill Diehl would like more input from the community on all community funds.

Call for a vote on the motion – Approved, 10 for-0 against.

- d. Rhodes Crossing Community Funds – it was suggested that we should include Rhode’s Crossing under the oversight of the Community Funds Committee also. That would make it 5 Community Funds (Park View Estates Fund, Peñasquitos East Trust Fund, Peñasquitos East Park Development Fund, Black Mtn. Ranch Development Agreement Fund, & Rhodes Crossing) under the oversight of the Subcommittee. 1472’s still need to be completed on 2 of the funds. Note: Keith Rhodes left room prior to discussion about adding.

Motion: To add Rhode’s Crossing Community Funds (FBA) under the RPPB Ad-Hoc Community Funds Committee to oversee and make recommendations on expenditures to RPPB. M/S/C - Sellers/LaGrone/Approved, 9 for-0 against.

8. REPORTS.

- a. Chair Report – Charles Sellers

- PUSD invite to rededication ceremony of Mt. Carmel High School on Oct. 9th; Sudha

offered to attend & represent RPPB.

- 3 RPPB members attended the City workshop on Reviewing Development Projects on September 27th (Sellers, Barker & Politte).

- CPC meeting – reviewed the revised indemnification policy. Charles emailed to board to review; email Charles if you need contact information to ask questions.

b. Vice-Chair Report – Joost Bende – no report

c. Secretary Report – Jeanine Politte

- Jeanine reported that she received an email from a local resident with the URL to the City street maintenance reporting website. Resident is concerned that our roads are not getting repaved or slurry sealed when needed.

<http://apps.sandiego.gov/streetdiv/sreq.jsp>

d. Standing Committee Reports:

➤ Land Use (Jon Becker) - committee did not meet.

- Santa Fe Summit II & III is still in process under substantial conformance. Charles will send a letter requesting further information to Tim Daly.

-Property on Via Doroca is requesting a map waiver; Jon to notify Charles if scheduled.

- No word if Cornerstone Advisors (Doubletree) are moving forward or not; Charles will follow-up with Ken Ryan.

- Keith informed the group that he will probably be bringing forth some Rhodes Crossing infrastructure issues related to fish & wildlife impacts in the next 12 months if unresolved.

➤ Wireless (Lynn Murphy) – no meeting last month, project representatives have not contacted Lynn to be scheduled on the agenda.

- It's been over a year since towers at BMMS came before the planning board for recommendation and no action since. Charles will follow up with Karen Lynch to check status.

- Jeanine noted that there is a lot of buzz about the T-Mobile tower proposed for The Hills Apts., next to Rollin g Hills Elementary School. Lynn said she has not been contacted by them either.

- Agendas of future Wireless Committee meetings will be emailed to our notification lists by the secretary.

e. Ad Hoc Committee Reports:

➤ Bylaws/Elections (Bill Diehl) – still working on and need to meet with city staff before bringing back to RPPB for approval.

➤ Community Funds (Bill Diehl) – Bill will check with Charlotte Strom to get an update.

➤ Transportation (Jim LaGrone)

- Jim talked to Madeleine Baudoin to stimulate some interest in getting Carmel Mtn. Rd. (going south from I-15) and bumped up in the priority list to resurface.

Peñasquitos East MAD is responsible for the blacktop median along that stretch of Carmel Mountain Rd.

f. Liaison and Organization Reports:

➤ Community Planners Committee (Charles Sellers) – see Chair report.

➤ Black Mountain Ranch Open Space (Sudha Garudadri) – nothing new since August meeting.

➤ MCAS Miramar Community Leaders Forum (Spurr and Diehl) – Miramar Air Show is October 12, 13, 14.

- Peñasquitos East MAD (Bill Diehl) – signs updates, delayed. Keith thanked Jon & Bill for helping him with his MAD's boundary issues.
- Recreation Council (Jim LaGrone)
 - Torrey Del Mar Park is having watering issues, trees, shrubs and grass is dying.
 - Off-Leash Park – plans are approved.
 - CERT Training is October 13th.
 - October 19th is Park & Rec's Octoberfest at Hilltop Park 5-10pm.
 - Bill Diehl shared information on an accident along Carmel Mtn. Rd. just north of the Skate Park which took out 2 sections of park fencing. The accident happened in the very early morning, but it's the 2nd major accident in last 4-5 years in the vicinity.
- Town Council (Ted Jobson) – not present.
 - Charles will re-email the PQ Town Council about their rep's attendance and suggesting that maybe a new appointee is needed.

The meeting was adjourned at 9:37pm.

Respectfully submitted,
Jeanine Politte, RPPB Secretary

Approved as presented, 11/7/07.