

Rancho Peñasquitos Planning Board
Minutes of Regular Meeting
April 1, 2009

Attendees: Dan Barker, Jon Becker, Joost Bende, Bill Diehl, Bill Dumka, Wayne Kaneyuki, Jim LaGrone, Lynn Murphy, Scot Sandstrom, Charles Sellers, Mike Shoecraft, John Spelta, Dennis Spurr

Absent: Morri Chowaiki, Sudha Garudadri, Tuesdee Halperin, John Keating, Jeanine Politte, Keith Rhodes

Community Members & Guests (Voluntary Sign-in): Lisa Petrillo, Jas Arnold, Pam Blackwill, Maria Gill, Cecilia T. Hillary, Eric Comer

Meeting was called to order at 7:40 pm.

Agenda Modifications

- There were no agenda modifications.
- Election committee reported that the election results would be approved at the May meeting.

Approval of Minutes

- None; The Chair noted that this was the first time in two years that the minutes had not been submitted on time for approval (an excellent record)!

San Diego Fire Department

- No representative from the Fire Dept. attended the meeting.

Public Forum

- Bill Diehl announced the time and locations for the Spring Egg Hunts to take place at various City Parks within the Rancho Peñasquitos Planning Area.

Announcements & Informational Items:

- Stephen Heverly updated the Board on the following:
 - Carmel Mountain water pipe break and the boil water notice.
 - The Mayor's budget proposal was to be released on April 14. Sherri Lightner's office is to host a budget hearing on April 16th.
 - Increase in parking meter fee to be considered.
 - Water rationing was discussed; the Board Members and audience were urged to call Councilwoman Lightner's office to express their ideas and views.
 - The City is seeking applicants for the San Diego Youth Commission from young adults the ages of 13 to 21. Those interested were asked to call Jessie Mays to find out more about the Youth Commission.
 - Bill Diehl also mentioned that the YMCA was looking for 158 individuals, 18 or older, to work in the summer program.
 - Cresta Bella issue; Stephen reported that he has requested the Development Services Department (DSD) to set-up a meeting with those Board Members interested in getting an update directly from DSD. There was further discussion between various

Board Members regarding the affordability housing and density issues related to Cresta Bella.

- Charles Sellers raised the following additional topics related to Council District 1:
 - The PPH Wellness Center will be before the Planning Commission on April 9th. The Board has approved the plan with conditions as documented in the June 4, 2008 Meeting Minutes.
 - The Planning Commission is scheduled to vote on the Black Mountain Ranch Tentative Map change on April 2nd. Charles asked Stephen to explain to Councilwoman Lightner that the Board's condition attached to their approval has a deadline of May 5th. If the Board's condition is not satisfied by May 5th, the Board will withdraw its support of the Map change.

BUSINESS:

Black Mountain Open Space Park Trail (Info Item)

- Jaz Arnold from the Open Space Park Committee presented to the Board plans for a loop hiking trail which would be accessible by handicapped individuals. Plans for the trail are located to the North of Black Mountain Open Space Park on land currently owned by Black Mountain Ranch LLC. The simple plan calls for a 5' wide sidewalk to be constructed at a cost of approximately \$50,000. A grand plan calls for additional construction of parking lot improvements and one or two kiosks. This grand plan is estimated to cost up to \$250,000. Arnold's group has currently raised approximately \$8,000 thru donations. Anyone wishing to make additional donations can do so at: trailforallpeople.com.

Darkwood Road Water Easement Vacation (Action Item)

- Eric Comer (homeowner) was present at the meeting. Eric provided the Board Members copies of a letter he wrote to the City and spoke to the Board about the easement vacation he is attempting to obtain from the City. (see attached)
- Jon Becker reported that the Land Use Committee has forwarded this item to the Board with a motion for vacation of easement.
- The Board voted 13 (approved), 0 (opposed) and 0 (abstained) to approve motion regarding the Darkwood Road Water Easement Vacation to include the City's conditions.

AT&T/Crown Castle International Wireless Project (Action Item)

- Mark Linman from Crown Castle International provided handouts (attached) and gave a presentation to the Board regarding the proposed cell tower he was seeking approval for. The proposed cell tower is 45' in height and would replace an existing cell tower that is 37' in height. The new cell tower is in the shape of a Eucalyptus tree and would blend in with other Eucalyptus trees currently located at the sight.
- After a brief discussion by the Board a motion was made to approve the project subject to conditions that were to be set forth in a letter to be prepared by Jon Becker as to the type of landscaping. (letter addressing conditions attached)
- The motion was passed by the Board; 12 (approved), 1 (opposed/Kaneyuki) and 0 (abstained).

REPORTS:

Chair Report

- Other than the reports given in the Announcements & Informational section above, the Chair had no further reports.

Vice-Chair Report

- Jon Becker discussed a letter submitted for the BMR EIR.

Secretary Report

- No report

Standing Committee Reports:

Land Use

- There was discussion regarding the Our Lady of Mt. Carmel Church proposed expansion. After a review of the District Maps, the Board Members concluded this was a District 3 issue.

Wireless

- It was reported that parties involved in the pending Verizon Project have not asked to come forward.
- The next meeting was penciled in for 4/30/09.

Ad Hoc Committee Reports:

Bylaws & Elections

- Deferred report until the May meeting.

Community Fund

- Bill Diehl reported that he is still working on it.

Fire Protection

- The web site is still being established
- Maria Gill, a member of the audience, inquired about the meeting dates (the 3rd Wednesday of the month at the DoubleTree) and expressed interest in working with the committee on fire protection.
- Solicitations from the committee are currently outstanding for federal grant money.
- Stephen Heverly reported that the City was working on brush management. However, Dennis Spurr commented that the City is doing very little brush management in our planning area, especially around the Black Mountain.
- The City is looking for feedback on the Fire Hazard Map recently released.

Leisure Life / Cresta Bella

- Dan Barker reported that the committee is currently waiting to see if we can get something back from the City in terms of what the current development plans look like.

Transportation

- No report

Liaison and Organization Reports:

Black Mountain Open Space Park

- Made a new connection with the trails on the North and South side.
- Nothing moving on the ranger station.

MCAS Miramar CLF

- Change in command beginning on April 2nd
- Reported to the Board about a recent presentation on the base regarding the use of recycled water and other water conservation steps being taken including the use of synthetic turf.

Recreation

- Announced the approval of a fireworks show to be presented on July 3rd at Westview High School.
- Renovation of the sand volleyball court at Twin Trails was approved.
- Renovation of the hand ball courts at Rolling Hills was approved.
- The resurfacing of various basketball courts located within the planning area was approved.
- Still trying to get repairs made to the skateboard park.
- Fee schedules are in discussion, including those for field use and lights.

Town Council

- Meeting tomorrow night at 7:00 pm.
- Fiesta date is May 3rd.
- Application for membership is on the web sight at: rpcouncil.com

Park Village LMAD

- Did not meet during the past month
- The May meeting will be discussing the potential for brush management funding for fire abatement.

Penasquitos East LMAD

- No report

Torrey Highlands LMAD

- It was reported that D.R. Horton, Inc. was beginning to turn over sections of Camino Del Sur to the LMAD.

Meeting was adjourned at approximately 10:00pm.

Attachments //

1. Darkwood Road Water Easement Vacation
2. AT&T Crown Castle PQ Wireless handouts and letter of conditions

Approved 5/6/09, 14 in favor – 0 – against – 3 abstentions (Halperin, Chowaiki, Keating).

To: City of San Diego

From: Eric Comer

Date: January 5, 2009

Regarding: 12499 Darkwood Road, San Diego 92129, Request for Easement Abandonment

An abandoned water main that was designed for temporary use clips the back yard of my home and the city has an easement prohibiting any structures or concrete for 15 to 20 feet of the Southeast portion of our home. We want to install patio areas, an outdoor built in barbeque and a water feature. We want to do this without the restriction or risk that the city may require us to remove these structures and not be in violation of any agreements per the easement with the city.

I am told by the city water department that the abandoned water main is not in use and Rudy from the water department stated that they will support vacating the easement. I enclosed correspondence from the water department on the attached page along with the diagram plotting out the abandoned water main given to me by the water department.

In short, there is no benefit to the city to have this easement and the easement restricts the use of my property therefore I want it removed.

If you have any questions I can be reached at 858.231.4683.

Sincerely,

Eric Comer

Eric,

Final word is that the valves for the 12" water main are not found in the field. This means that the 12" most likely is not in service any more, still no drawing records (As Built).

Randy Welborn said to play it safe if your contractor comes in contact with the ABANDON 12" main

to tap it to see if it is under pressure. Sorry it took so long to get to this point. Still required is to vacate the easement, you can start that when you submit for permits at DSD.

If you need any other info call me.

Rudy

Rudolph Benitez, Jr.
Assistant Engineer-Civil
Water Department
Water Resources and Planning Division
CIP Program Management
Water Review and Hydraulic Modeling Section
600 B Street, Suite 1000, MS 910
San Diego, CA 92101
619.533.5146 office
619.235.1973 fax
rbenitez@sandiego.gov

Attach#1 pg 3

Comer, Eric @ San Diego Central

From: Benitez, Rudolph [RBenitez@sandiego.gov]
Sent: Monday, August 04, 2008 10:57 AM
To: Comer, Eric @ San Diego Central
Cc: Moshavegh, Feryal; Wilson, Leonard; Ramirez, Manolito
Subject: RE: Encroachments in City Easements Information : 12499 Darkwood Road

Hi Mr. Comer,
I'll make this short ... We are checking on it.
I will get back to you as soon as can.
So far doesn't seem to be a problem.

Rudolph Benitez, Jr.
Assistant Engineer-Civil
Water Department
Water Resources and Planning Division
CIP Program Management
Water Review and Hydraulic Modeling Section
600 B Street, Suite 1000, MS 910
San Diego, CA 92101
619.533.5146 office
619.235.1973 fax
619.980.8381 cell
rbenitez@sandiego.gov

From: Comer, Eric @ San Diego Central [mailto:Eric.Comer@cbre.com]
Sent: Monday, August 04, 2008 9:32 AM
To: Benitez, Rudolph
Cc: Ed Orenstein
Subject: RE: Encroachments in City Easements Information : 12499 Darkwood Road

Rudy,

Thanks for you help in understanding the Water Main easement last Friday. I wanted to remind you of my request to have your supervisor confirm that the line is temporary and that the City will allow it to be capped off so that I can process a permit to vacate the easement.

Thanks again.

Eric Comer | Senior Vice President
CB Richard Ellis | San Diego Apartment Group
4365 Executive Drive Suite 1600 | San Diego, CA 92121
T 858 546 4683 | F 858 404 7212
eric.comer@cbre.com | www.cbre.com/pcgsandiegomh

From: Bicknell, Shira @ San Diego Central
Sent: Thursday, July 31, 2008 2:53 PM
To: Comer, Eric @ San Diego Central
Subject: FW: Encroachments in City Easements Information : 12499 Darkwood Road

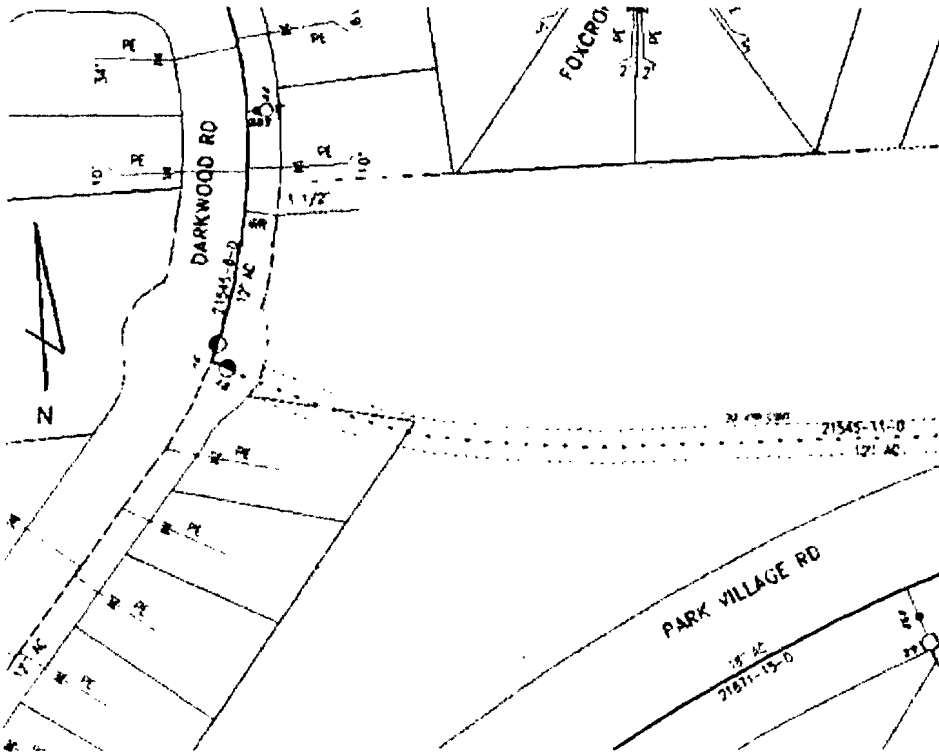
3/7/2009

Attach #1 pg 4

From: Benitez, Rudolph [mailto:RBenitez@sandiego.gov]
Sent: Thursday, July 31, 2008 2:51 PM
To: Bicknell, Shira @ San Diego Central
Cc: Ramirez, Manolito
Subject: Encroachments in City Easements Information : 12499 Darkwood Road

Please see attached Design Guide information and water map below.

Rudolph Benitez, Jr.

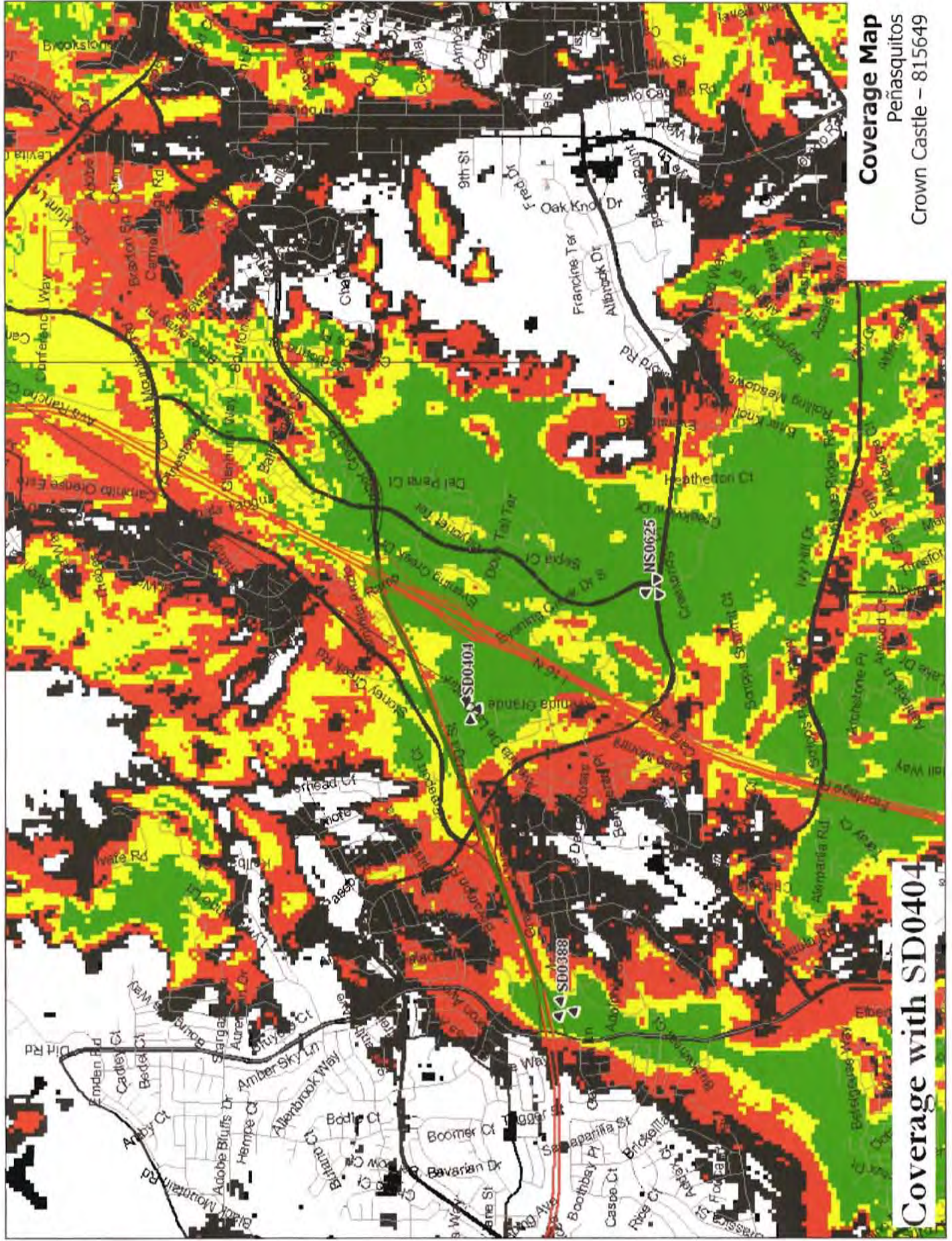


From: Bicknell, Shira @ San Diego Central [mailto:shira.bicknell@cbre.com]
Sent: Thursday, July 31, 2008 2:38 PM
To: Benitez, Rudolph
Subject: 12499 Darkwood Rd. Easement

Rudy,
Thank you for returning my call. Please send me information on the permitted structures and/or improvements that can be built within the water easement. Please also send me any information you have on what exactly is located in the easement (type & size of sewer/water lines).

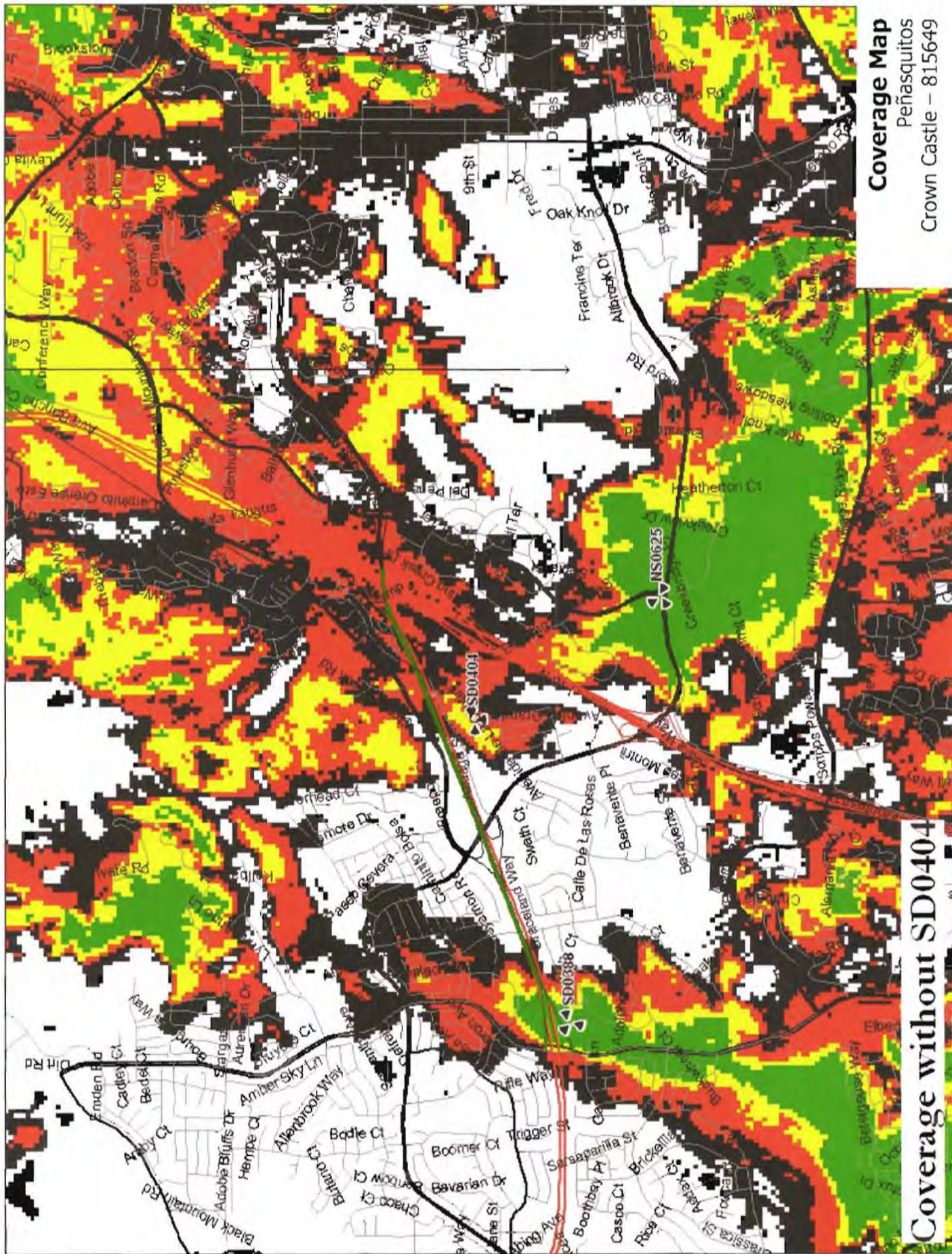
Thank you,
Shira

Shira Bicknell | Client Services Specialist
CB Richard Ellis | Investment Properties - San Diego Apartment Group



Coverage Map
 Peñasquitos
 Crown Castle - 815649

Coverage with SD0401



Coverage Map
 Peñasquitos
 Crown Castle - 815649

Coverage without SD0404

Photographic Survey

Peñasquitos – Views of Site
Crown Castle – 815649

See Photo Location Map for location and orientation of photo.

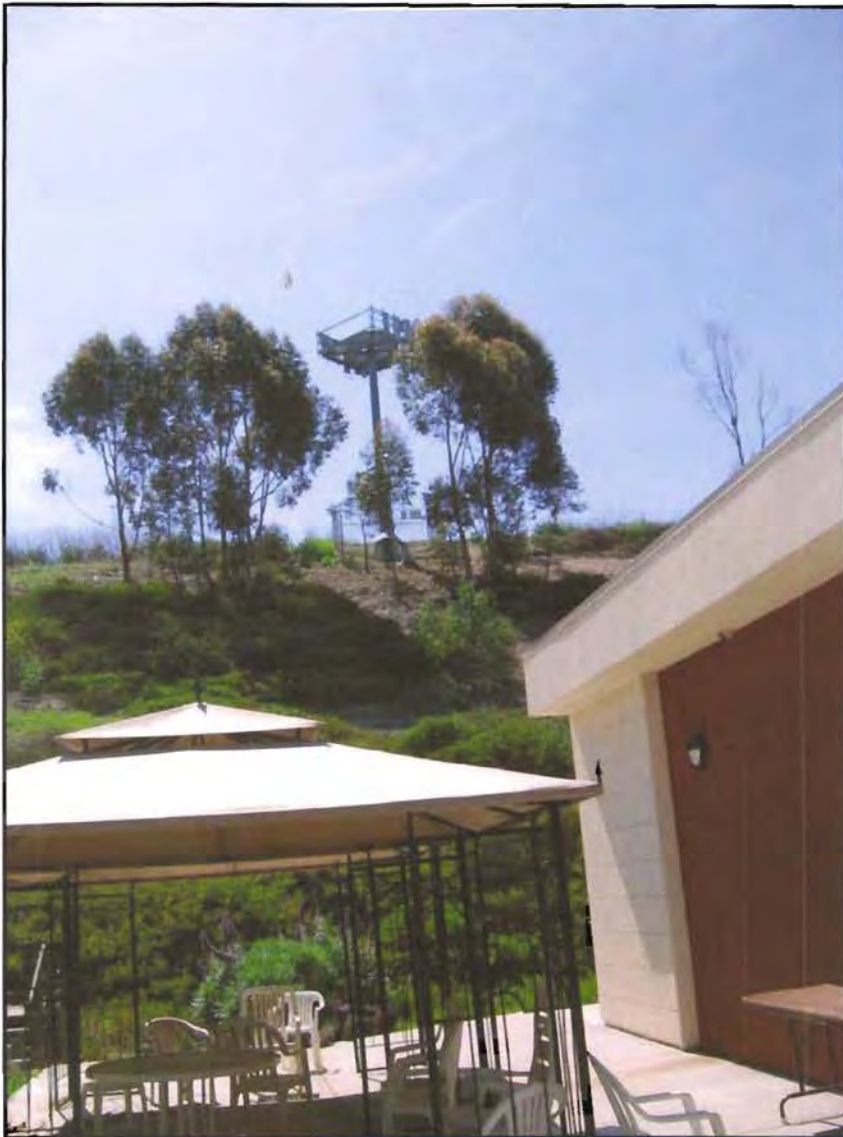


Photo 1.
From North



Photo 2.
From West

Photo 3.
From East



Photo 4.
From South

Photographic Survey
Peñasquitos – Views of Site
Crown Castle – 815649

See Photo Location Map for location and orientation of photo.



Photo 5.
Looking North



Photo 6.
Looking East

Photographic Survey
Peñasquitos – Views from Site
Crown Castle – 815649

See Photo Location Map for location and orientation of photo.

Photo 7.
Looking West



Photo 8.
Looking South

Photographic Survey
Peñasquitos – Views from Site
Crown Castle – 815649

See Photo Location Map for location and orientation of photo.



Photo 9.
From North

Photo 10.
From East



Photo 11.
From West



Photo 12.
From South

Photographic Survey
Peñasquitos – Views of Shelter
Crown Castle – 815649

See Photo Location Map for location and orientation of photo.

Photosimulation of view looking southeast from across Azuaga Street.

Attach #2 pg 8



Existing

Existing monopole to be removed



Proposed

Proposed landscaping shown at 5 years growth

Proposed mono-Eucalyptus

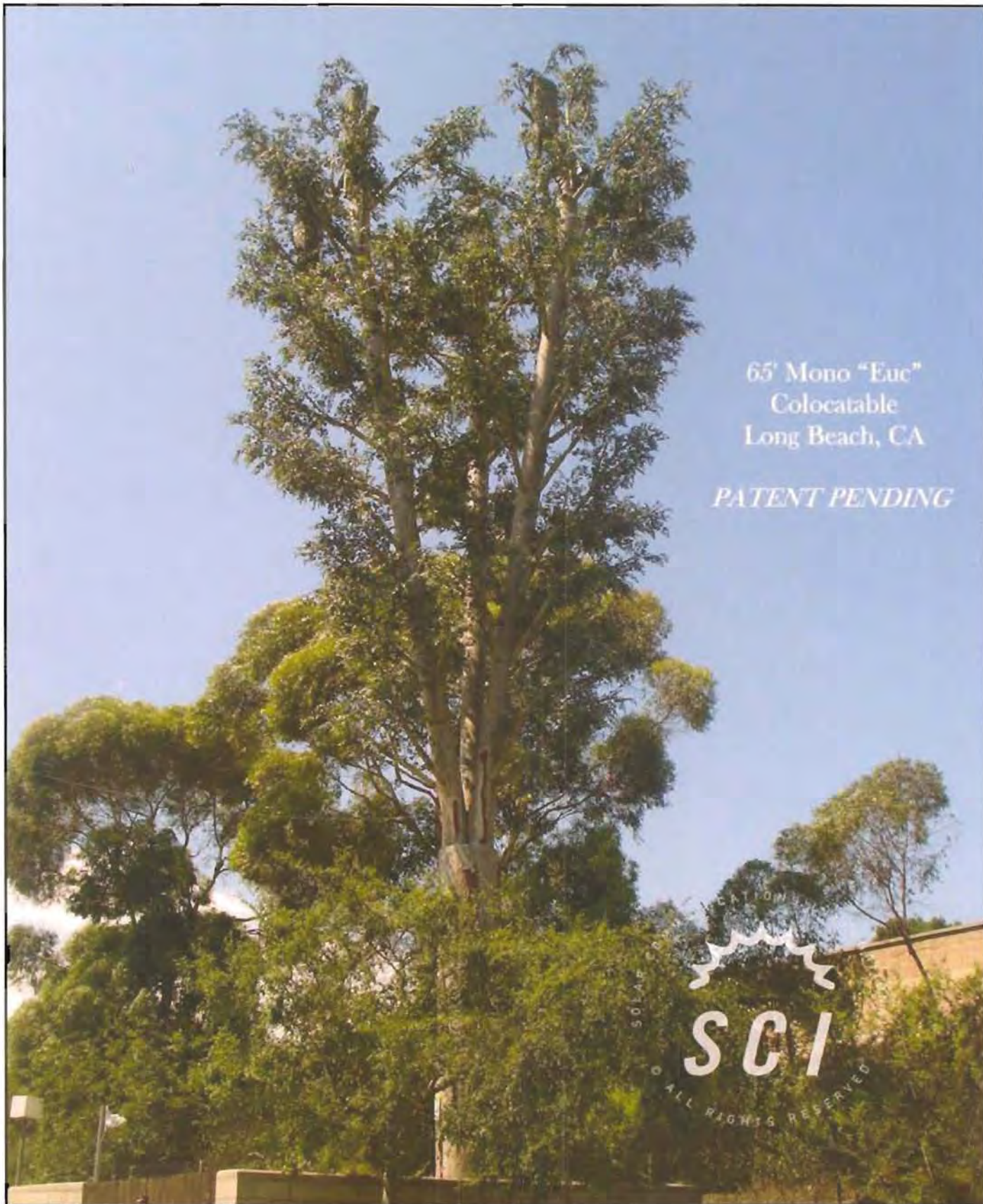
Penasquitos
10125 Azuaga Street
San Diego, CA 92129

815649



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Long Beach, CA

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WWW.S&IINTERNATIONAL.COM

CLASS

PROJECT: **65' MONOEUCALYPTUS**

LOCATION

GRADE TOP

DOWN TO

DATE

REVISIONS

NO.	DATE	DESCRIPTION

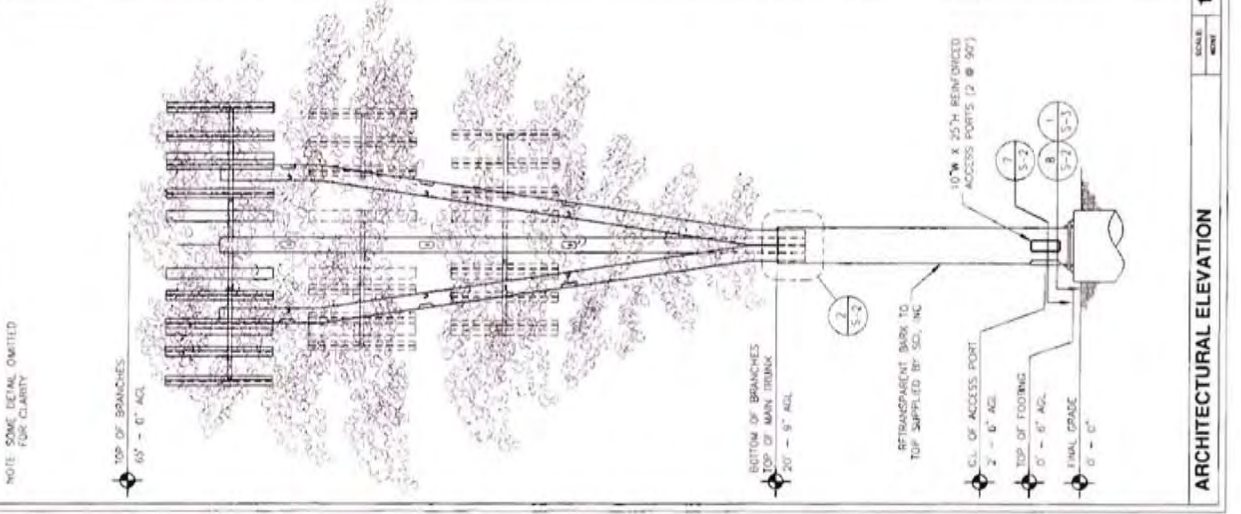
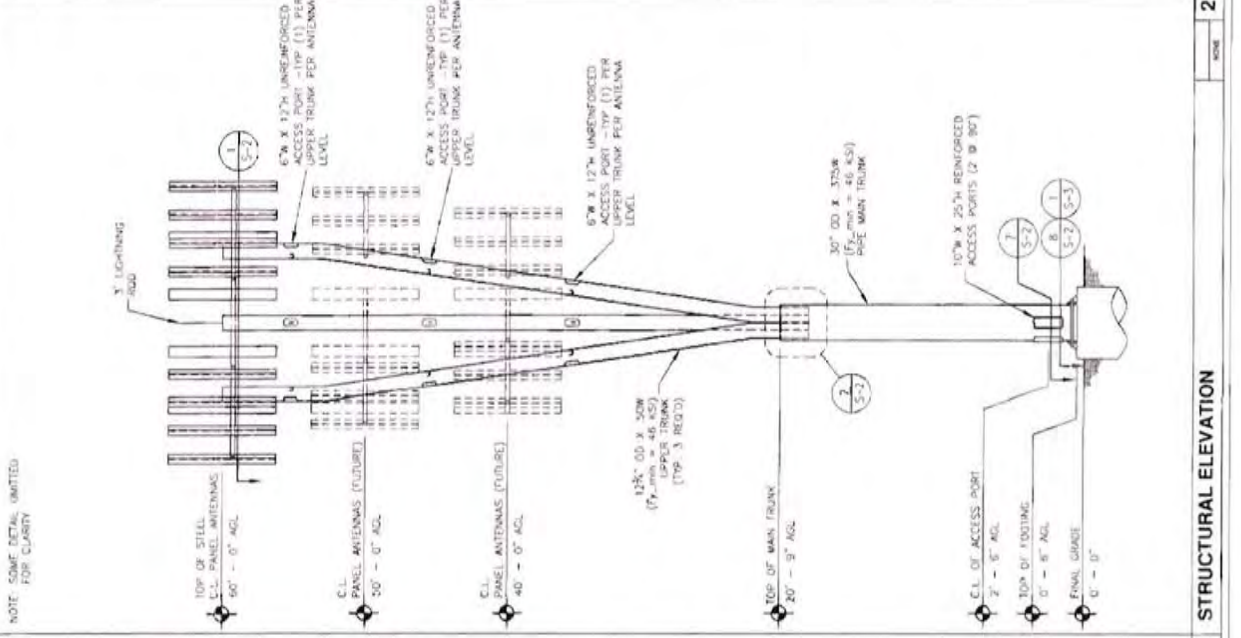
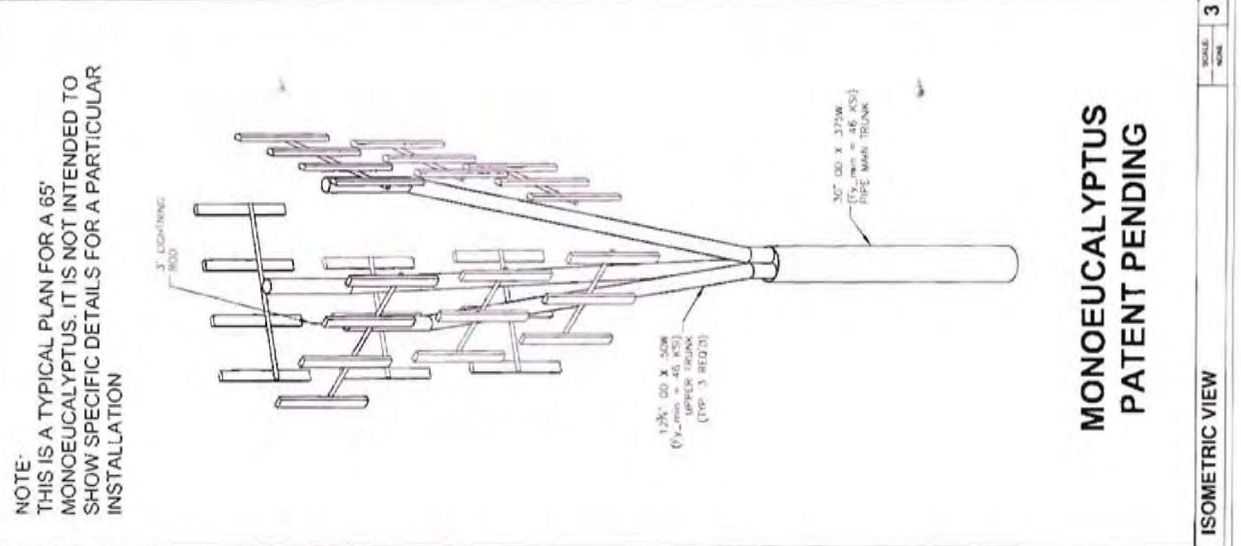
ENGINEER SEAL

SHEET NO. 1

PROJECT NUMBER: **05-0332**

DRAWING NUMBER: **PD-0000861-A**

PAGE NUMBER: **S-1**



jpoltte@san.rr.com

From: Jon Becker [jbecker@projectdesign.com]
Sent: Thursday, April 02, 2009 12:44 PM
To: Charles Sellers (cts.cpa@sdccu.net); Jeanine; Joost H. Bende (RPPB@san.rr.com)
Subject: Azuaga St. Church Cell Site Landscape
Attachments: Azuaga Cell-RPPB landscape Apr 2 09.pdf

All:

Per our April 2009 meeting, please find attached the requested landscape plan to be provided as part of our motion for approval.

As identified on the Plan, I would propose the motion would be expanded to incorporate the following and forwarded to the applicant:

“For the purpose of screening the faux tree antennae over time, the following plant material shall be added around the south and east side as follows:

- 5 Canary Island Pines-24” box
- 5 Coast Live Oak-15 gallon
- 5 Heteromeles arbutifolia (Toyon)-15 gallon

Irrigation shall be provided to all newly installed plants to assure the success and on-going growth of the planted material. Replacement of the plant material shall be provided until substantial screening is established.”

Joost, please review and adjust as you see fit. Charles/Jeanine, please add to the minuets and motion.

Thanks,

Jon

Jon Becker, ASLA/AICP
Vice President
Project Design Consultants
Direct 619.881.3264
Mobile 858.231.5671
701 B Street, Ste. 800
San Diego, CA 92101
www.projectdesign.com



GEORGE MERCER
RLA 4035
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LA MESA, CA 91941
(619) 463-7676

DYNATEK

CLIENT

#816649
PENASQUITOS
10125 AZUAGA STREET
SAN DIEGO, CA 92129

PROJECT

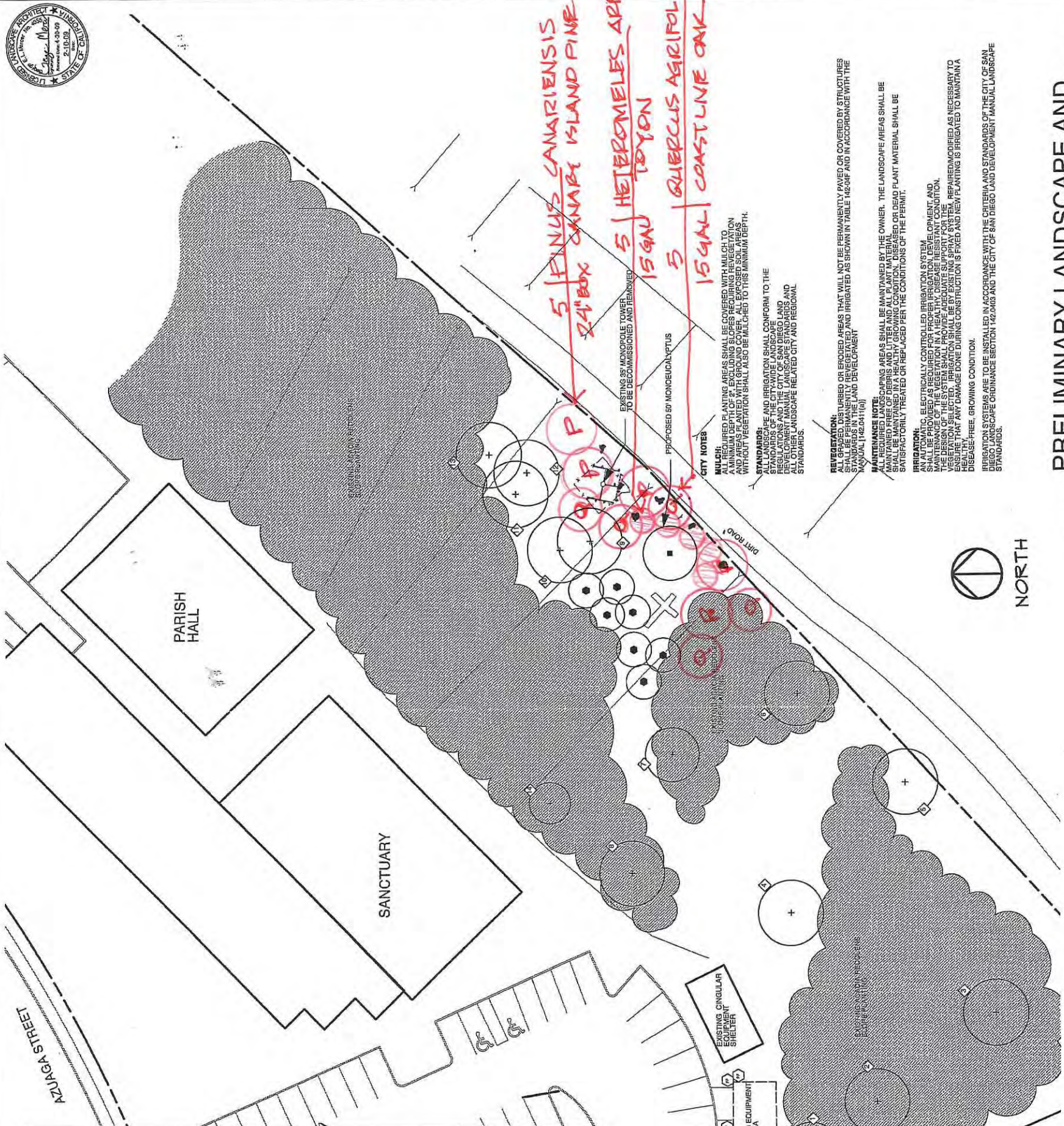
CHANGES

DESIGN	G/M
DRAWN	G/M
CHECKED	
SCALE	1" = 20'
PROJECT	06-009.6.1564.1

PROGRESS PRINT DATE

DESIGN	G/M
DRAWN	G/M
CHECKED	
SCALE	1" = 20'
PROJECT	06-009.6.1564.1

SHEET
L-1
OF 1 SHEET



PRELIMINARY LANDSCAPE AND
EXISTING LANDSCAPE CONDITIONS PLAN
NOT FOR CONSTRUCTION

IF PLAN IS LESS THAN 24" X 36"
IT IS A REDUCED PRINT.
REDUCE SCALE ACCORDINGLY.

LEGEND

EXISTING TREES TO REMAIN
(TYPICAL SYMBOLS)

TREE NUMBER	SPECIES	COMMON NAME	APPROX CALIPER	HEIGHT/SPREAD
1	EUCALYPTUS	EUCALYPTUS	24"	30/20'
2	EUCALYPTUS	EUCALYPTUS	18"	25/20'
3	EUCALYPTUS	EUCALYPTUS	24"	30/20'
4	EUCALYPTUS	EUCALYPTUS	24"	30/20'
5	EUCALYPTUS	EUCALYPTUS	24"	30/20'
6	EUCALYPTUS	EUCALYPTUS	18"	20/10'
7	EUCALYPTUS	EUCALYPTUS	8"	30/25'
8	EUCALYPTUS	EUCALYPTUS	24"	30/25'
9	EUCALYPTUS	EUCALYPTUS	12"	30/15'
10	EUCALYPTUS	EUCALYPTUS	12"	25/18'
11	EUCALYPTUS	EUCALYPTUS	12"	25/18'
12	EUCALYPTUS	EUCALYPTUS	12"	25/18'
13	EUCALYPTUS	EUCALYPTUS	12"	25/18'
14	SCHINUS MOLLE	CALIF PEPPER	4"	10/10'

EXISTING SHRUBS/GROUND COVERS TO REMAIN

SYMBOL	SPECIES	COMMON NAME	HEIGHT/SPREAD
(Symbol)	ACACIA REDOLENS	NO COMMON NAME	5/8" PER PLANT

PROPOSED PLANTING

SYMBOL	SPECIES	COMMON NAME	SIZE	QUANTITY	FORM/FUNCTION
(Symbol)	PHOTINIA FRASERI	NO COMMON NAME	15 GAL	10	EVERGREEN SCREENING SHRUB TO 6' HIGH-WIDE
(Symbol)	LIGUSTRUM 'TEXANUM'	TEXAS PRIVET			
(Symbol)	EUCALYPTUS LEUCOCOTON	WHITE IRONBARK	15 GAL	7	EVERGREEN SLOPE TREE, 30-35" TALL

NOTES:

- ALL EXISTING TREES AND SHRUBS TO REMAIN PROTECTED IN PLACE.
- ANY EXISTING TREES DAMAGED DURING CONSTRUCTION TO A DEGREE THAT WILL PREVENT FULL RECOVERY SHALL BE REPLACED. 36" BOX SIZE MINIMUM.
- ANY TREES DAMAGED DURING CONSTRUCTION SHALL BE REPLACED IN KIND, 5 GAL. SIZE.
- ANY TREE ROOT SEVERED DURING CONSTRUCTION SHALL BE PRUNED/SAWN TO HEAD-TO-HEAD COVER OF ALL EXISTING AND NEW PLANTING.
- ANY TREE ROOT SEVERED DURING CONSTRUCTION SHALL BE PRUNED/SAWN TO HEAD-TO-HEAD COVER OF ALL EXISTING AND NEW PLANTING.
- MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- EXISTING AND NEW PLANTING SHALL BE IRRIGATED BY EXISTING AUTOMATIC IRRIGATION SYSTEMS. IRRIGATION SHALL BE PROVIDED AS NECESSARY TO MAINTAIN HEALTHY, DISEASE-FREE, GROWING CONDITION.
- MULCH NEW SHRUBS WITH 3" DEPTH ECOMULCH FROM BUTLERS MILL. MULCH AREA TO EXTEND 3'-0" FROM CROWN OF PLANTS.

REVEGETATION: ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142.043 AND IN ACCORDANCE WITH THE SAN DIEGO LAND DEVELOPMENT MANUAL (142.04110).

MAINTENANCE NOTE: ALL REQUIRED LANDSCAPING AREAS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIALS OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. IRRIGATION SHALL BE BY EXISTING SPRAY SYSTEM, REPAIR/DAMAGED AS NECESSARY TO MAINTAIN HEALTHY, DISEASE-FREE, GROWING CONDITION.

IRRIGATION SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF SAN DIEGO LANDSCAPE ORDINANCE SECTION 142.0403 AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.

CITY NOTES:
MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO THE DEPTH AND TYPE SPECIFIED IN THE SAN DIEGO LAND DEVELOPMENT MANUAL (142.04110) AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.

STANDARDS: ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE REGULATIONS AND STANDARDS OF THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND RELATED CITY AND REGIONAL STANDARDS.

EXISTING 95' MONOPILE TOWER TO BE DECOMMISSIONED AND REMOVED.
PROPOSED BY MONOPILE/PTUS

24" BOX
5 PINUS CANARIENSIS
5 HETEROMELES ARBUTIFOLIA
15 GAL
5 QUERCUS AGRIFOLIA
15 GAL
COASTLINE OAK