



Rancho Peñasquitos Planning Board Meeting Minutes

June 1, 2011

Attendees: Jon Becker, Joost Bende, Suzanne Brooks, Thom Clark, Bill Diehl, Bill Dumka, John Keating, Dann Mallec, Jeanine Politte, Keith Rhodes, Scot Sandstrom, Charles Sellers, Mike Shoecraft, John Spelta, Dennis Spurr

Absent: Ruth Loucks, Darren Parker

Community Members & Guests (Voluntary Sign-in): Maria Webster, Steve Gore

1. The meeting was called to order at 7:50 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present.
2. Agenda Modifications: Addition of the appointment and confirmation of representative, Maria Webster, for the PQ Rec Council seat on RPPB.

3. MINUTES:

Motion: To approve the April 6, 2011 Rancho Peñasquitos Planning Board Meeting minutes as presented. M/S/C - Bende/Sellers/Approved, 10 in favor – 0 against – 5 abstentions (Brooks, Mallec, Sandstrom, Shoecraft, Spelta).

Motion: To approve the May 4, 2011 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C - Bende/Mallec/Approved, 14 in favor – 0 against – 1 abstention (Bende).

4. Guests: No public safety agencies were present.
5. NON-AGENDA, PUBLIC COMMENTS:
 - a. Diehl announced upcoming Rec Council events: Flag Day Ceremonies at Hilltop Park on June 12th at 2pm to replace the flag (Council Member Lightner & Assembly Member Fletcher will be present); and Independence Day Fireworks will be at Westview High School on Friday July 2, 2011 at dusk.
 - b. Politte invited everyone to the PQ-NE Action Group's 5th Annual Community Picnic/BBQ at Rolling Hills Park on June 4th, 11am – 3pm.
 - c. Bende thanked the North City Redistricting Task Force, PQ Town Council and Mike Shoecraft who culled the census data and prepared the map for the proposal. Bende wanted to impress upon the local residents and RPPB Members to attend the Post Map Redistricting Commission meetings and speak in favor of this proposal which is based on issues of similarity that tie North City residents together (PUSD, Palomar Hospital District, and bounded by geographic boundaries, etc).
 - Sellers suggested that when the Redistricting Commission releases their map, which may differ from the Task Forces' proposal, Bende & Politte prepare a sign-up sheet and coordinate efforts for local speakers to attend Post Map meetings and comment on redistricting that supports the Task Force's proposal.
 - Becker added that Midori Wong was rescheduled to the June 29th RPPB meeting to present on Redistricting. Becker will email Wong's PPT to Politte for distribution.
 - Shoecraft added that the Post Map Hearing timeline may be slipping; Bende added that the primary may be in June, allowing the Commission 3 additional months to get the Redistricting Maps approved by City Council.

- d. Sandstrom informed the group that Westview's Grad Night Preview will be June 8th from 6:30 – 8:30pm; adding that Mt. Carmel's & Rancho Bernardo's Grad Nights are being held offsite. Keating thanked Sandstrom for his tireless efforts to coordinate Westview's Grad Night.
6. ANNOUNCEMENTS & INFORMATION ITEMS:
- a. San Diego City Council District 1 Report – Stephen Heverly
 - Budget process is ongoing; Lightner has proposed a way to pay for libraries, rec centers, lifeguard staffing and end the Fire Station Brown Outs.
 - Retiree Health Care proposal was approved.
 - Peñasquitos Drive VCalm signs are installed and operating. Keating added that the tree in front of the northbound VCalm is blocking the tree. Keating will contact City Staff to ask the Doubletree to trim the tree and keep it trimmed.
 - Los Peñasquitos Elementary's request for a 4-way stop is still being discussed with City staff as well as other remedies; it would need RPPB action to add the 4-Way stop.
 - Keating is working on drawings of where the crosswalk should be placed; to be reviewed at June 29th RPPB meeting. Heverly stated that Traffic Division is looking at repainting crosswalks, adding pedestrian crossing signs.
 - Politte inquired about location (Avenida Alberto on Cuca St) discussed last month for crosswalk adding that Ave. Alberto goes into Canyon Rim Apts. parking lot. If the reason for a new crosswalk or stop signs is because Cresta Bella is coming online with new students as discussed last month, wouldn't a better location be at the intersection of Gerana and Cuca St? There are crosswalks in place at Carmel Mtn. Rd. and Cuca St. already at the lighted intersection, as well as a crosswalk in front of the school, just no stop sign. The residents who turn off of Bernabe onto Cuca have a stop sign, but there are no stop signs on Cuca at Bernabe.
 - Keating will review options and submit suggestions at the next meeting.
 - Angled Parking on Salmon River Rd. near Dog Park needs RPPB action or approved minutes for District office to support our request.
 - Politte previously emailed the minutes; RPPB approved the change request as noted in RPPB Meeting minutes 11/9/2009. Politte will resend those minutes.
 - Graffiti outbreak in the community over the past few weeks; community members have been working to paint over. SDPD did arrest a suspect who is apparently responsible for specific tags. Graffiti should be reported through the City website. Topic will be discussed at tomorrow's Town Council meeting.
 - Becker asked about the 2nd Draft of the Lightner's Water Rate proposal; posted on Dist. 1 website. Proposal was approved by Natural Resources and Culture Committee on May 18, 2011; would like additional input and support from other groups before going to City Council in July. Heverly will email 2nd Draft to RPPB for distribution.
 - Mallec inquired about Libraries impacted by the budget; which ones would remain open on their present schedule and which ones would have reduced access? Heverly stated that because the budget is still being reviewed, final decision is unavailable; will get info back to us.
 - b. San Diego City Planning & Community Investment Report – Michael Prinz
 - CPCI is moving to DSD offices later this summer.
 - All community plan amendments will be done concurrently for Council action.

- c. Assembly Member Nathan Fletcher's Office Report – Chasen Bullock
- Assembly bills must be heard this week and acted on or they will hold over until the next term.
 - State Budget – Two budgets being presented; Governor's Revised budget and the Assembly's budget. Both keep education funding intact; Governor's budget uses tax extensions and the Assembly funds education with cuts to other services, staffing, etc.
 - Stakeholder meetings with Councilmember Tony Young, Education Listening Tour; 1st meeting was a week ago to listen to stakeholders on topic of what's broken with our education system. Tour will last about 7 months covering different topics.
 - Keating reported that the meeting with Caltrans to discuss SR-56 Bike Interchange option approved by RPPB (Box Culverts) is scheduled for June 29th. Keating reported on the accident that took place along SR-56 last night (vehicle left the highway, crashed through chain link fencing and landed on the Bike Lane killing one biker and seriously injuring another. This is the same location that RPPB has proposed restriping SR-56 to add an auxiliary lane between Camino del Sur and Black Mtn. Rd. Caltrans has said they were not interested in looking at restriping this section. Keating suggested that we may want to engage State & City support to get the lane added.

7. BUSINESS.

- a. **Appointment to PQ Rec Council Seat on RPPB (Action Item) – Bill Diehl**
Diehl reported that PQ Rec Council is appointing Maria Webster to represent the Rec Council on RPPB Board.
Becker called for a vote confirming the appointment and seating Maria Webster; Approved, 15 in favor – 0 against – 0 abstentions/recusals.
- b. **Natural Resources Management Plan & Community Plan Amendment for Rancho Peñasquitos (Action Item) – Betsy Miller & Chris Zirkle** (handout)
The plan (Carmel Mountain and Del Mar Mesa Resource Management Plan) is required of the City's Multiple Species Conservation Program which is an agreement the City entered into with the US Fish & Wildlife Service and the CA Dept. of Fish & Game. The MSCP was entered into in 1997 and requires that properties within the multi-habitat planning area, the preserve established by the MSCP, that the City adopt these natural resource management plans. Zirkle reviewed the handout. The plan sets which trails will remain and all unauthorized trails will be restored to their natural habitat. All existing trails (legal & illegal) were evaluated for safety/sustainability, purpose, impacts to biological resources, public input and wildlife agency approval. Once adopted it makes enforcement by law enforcement more formidable.
- Becker asked if the SDG&E easement trail would remain; yes.
 - Rhodes inquired about DR Horton property; Zirkle stated that Western Pacific originally purchased this parcel for mitigation for another property; they have not moved forward and there is no conservation easement on this property, still zoned for rural residential so that trail connection would not happen until an agreement can be reached or taken through the development process.
 - Zirkle added that the handout shows which trails were removed or added and why.
 - Sandstrom added that it's easier to get trails through private property than government.

- Keating asked about tunnel locations; 4 tunnels remain, others will be fenced off and prohibited. Zirkle stated that illegal entry points have signage – Do Not Enter. There will be more signage once plan is approved.
- Zirkle stated that this is a high demand area for mountain bikers; equestrian use is limited due to brush canopy. Del Mar Mesa is one of largest contiguous blocks of habitat that supports the largest number of endangered species and is connected to other core areas by trails.
- Becker asked whether the trails could go through the privately owned parcels; Zirkle stated the trails would not be allowed until an agreement with owner can be reached. Zirkle stated that to-date they have gone through public review and comment, discussed with wildlife agencies and initiated the Community Plan Amendment. They are asking for approval from RPPB on the Trail Plan and the Community Plan amendment. Next steps are for approval by LPCPCAC/Task Force, Park & Rec Board, Planning Commission and finally City Council.
- Bende asked if they have a strike-out version of our Community Plan with the amendments they wish to make. Prinz stated the changes to the plan include inserting reference of the NMRP as it relates to trails in both Community Plans and figure 33 in the Rancho Peñasquitos Community Plan and the Trails Map in the Torrey Highlands Community Plan. Bende said that they are asking us to vote on something that no one has actually read yet.
- Rhodes stated the amendment is to Peñasquitos Community Plan, but was concerned that Peñasquitos was not on the maps being presented.
- Prinz stated there are plan amendments to Del Mar Mesa, Carmel Mountain and Pacific Highlands Ranch which are more significantly impacted. It's the opinion of the Planning Dept. in conjunction with the Park & Rec Dept. to also amend the Torrey Highlands and Rancho Peñasquitos Community Plans despite the fact that the changes are minor and ancillary. Rhodes added that it is important to show the connections as they relate to all the areas. Prinz stated we would have the strikeout language and map next month for us to vote on; would like our recommendation on the trails connections plan and if there are issues, those could be added to the plan document and reviewed next month.
- Becker stated this would be an action to make a recommendation on the Natural Resources Management Plan. Zirkle added that he was hoping we could approve both tonight. Becker stated there is interest in vetting the plan a bit more before approving the amendment.
- Mallec inquired if we were approving their methodology in choosing the trails; Becker agreed and reiterated the concern that we haven't reviewed the actual strikeout version of the document.
- Bende noted that the 3 trails at northern edge of map connect to Torrey Santa Fe which is within Torrey Highlands and part of our area of jurisdiction.
- Sandstrom stated that the only affect to Torrey Highlands is that we are eliminating 2 of the 5 trails that were created in the Torrey Santa Fe plan. The developer of that site mitigated for those trails and could have done less mitigation. Sandstrom prefers to vote on just the NMRP tonight and wait on the Plan amendments till strike-out version is ready.
- Becker asked Prinz for clarification that the strikeout version for Torrey Highlands would be presented next meeting also; Prinz confirmed.

- Gary Levitz, Chair of Del Mar Mesa Planning Group stated that the issue RPPB should be looking at is that the eastern edge of this trail plan will be blocked to Peñasquitos. There is no access anywhere through Rhodes Crossing into the Preserve in the proposed plan. Right now the Preserve trail goes onto the Mesa and will not continue. DMM supports the trails that have been allowed to remain, the efforts to contain the number of trails that have been allowed to proliferate over the years, trail sizes to satisfy the active users; a fair compromise that can be supported and enforced. The problem is the East to West connections - there are none.
- Rhodes stated the wildlife corridor is not a part of the Rhodes Crossing map. A trail around the vernal pool enclosures would be almost impossible.
- Levitz stated people are using trails through Peñasquitos to commute via bike to work in Sorrento Valley. People will continue to use those trails with or without it being a legal trail. One solution is to put the Mesa Loop back in to the plan where it would connect to Camino del Sur.
- Miller added that Caltrans is doing vernal pool mitigation and must delineate all trails before turning over parcel (CDFG Conservation Easement). They will only allow the one limited trail segment in the southwest corner of the easement.
- Levitz added that an East - West connection needs to be in place so people won't create their own connection illegally. Another flaw in the NRMP is there is no budget to maintain and enforce. A solution DMM is looking into is to raise funds to put up the fencing/signs with the help of volunteers with guidance from the City. An East-West connection will get the support of the Mountain Bike Association.
- Keating added that people are getting through where Fish & Game have set up fencing & K-rail; needs to have a more effective means of deterrent.
- Zirkle stated that they have talked with Caltrans and Fish & Game to get an East-West connection for user groups with no success.
- Becker asked about sense of urgency; Zirkle stated there are no permitting issues, just vandalism over the years. Ranger Washington patrols the trails now, but once the plan is adopted they are in a better position to get granting agencies to support restoration funds, halting the environmental degradation.
- Levitz believes that local government backing and support will help. It's a mistake to ignore the connection between DMM and Rancho Peñasquitos.
- Sandstrom commended Zirkle's group for all their work on this and their success getting the agencies to commit to the trails in the plan. Knowing the agencies, the corridor and the work that was originally done on the MSCP in 1997, Sandstrom added, the environmental agencies' worst fears are coming true. The habitat management plan issues, and MSCP that created them, and why the vernal pools were challenged was that these open spaces were set aside and then they get degraded by urban interface and what we see with the proliferation of trails is exactly what the environmental agencies feared. They were going to allow development around the fringes, set aside these cores and that the urban around it was going to degrade it and that is what is going on. The agencies are not going to support it anymore. Sandstrom stated his support for the plan as presented tonight, but not the Community Plan amendment until he has a chance to review it.

Motion: To recommend approval of the Carmel Mountain and Del Mar Mesa Resource Management Plan as presented. M/S/C – Sandstrom/Sellers/Discussion.

- Bende asked if the Carmel Valley Planning Group had made a recommendation. Zirkle replied, it was a recommendation to approve with a condition for an East-West trail in the southeast corner. He has not seen that recommendation in writing to-date. Levitz added, that Carmel Valley Planning Group deferred to Del Mar Mesa Planning Group's judgment to find a solution for the East-West trail connector. Zirkle added that Carmel Valley Planning Group deferred the actual East-West alignment to DMM because they didn't want Zirkle's team to have to come back; Levitz confirmed.
- Bende asked if DMM Planning Group had taken a position yet? Levitz stated that they have formed a sub-committee which is proposing to use the existing hiking trail in the CDFG, down and back up the other side (Levitz described earlier – Mesa Loop Trail).
- Bende offered an amendment to the Motion that mirrors the Carmel Valley recommendation adding the condition to add an East-West trail connector and deferring to DMM Planning Group to find that solution. Sandstrom agreed to the amendment, Sellers confirmed his second to include the condition; revised motion is as follows:

Motion: To recommend approval of the Carmel Mountain and Del Mar Mesa Resource Management Plan with the following condition: an East-West trail connector is added and RPPB defers to Del Mar Mesa Planning Group to find an alignment solution. M/S/C – Sandstrom/Sellers/Approved, 14 in favor – 2 against (Rhodes, Politte) – 0 recusals/abstentions.

c. **Meadowrun St. Cell Tower (Informational Item) – Mike Goggins**

Goggins (resident of Peñasquitos for 15 years) is a neighbor of the new cell site (T-Mobile) which is attached to a light standard and is across the street from homes. It was approved by City staff without notice to the neighboring homeowners. Goggins asked if staff and wireless carrier did their best to blend the facility into the neighborhood as it is sited on a lot full of trees and what can be done from this point forward.

- Heverly stated the lot is zoned agricultural; cell site is placed in the public right of way with underground equipment and not directly adjacent to the residential zone. This made it a Process 1 and the wireless carrier did not need to notify the residents. District 1 office has found that there is nothing that they can do to stop it. The home that is within 300 feet of the site is across the street and not directly adjacent to the site so they did not have to notice the resident.
- Becker added that because the site is within the public right-of-way, the carriers are granted the right and Process 1 is approved by staff. Planning groups have discouraged this process when near homes, but suggested that the neighbors work with Heverly in the hopes of getting some modifications so the look is less intrusive. The undergrounding of the equipment is a plus, but the light standard is not attractive whereas the faux tree would be better.
- Diehl stated that the lot is maintained by the PQ East MAD and they were not noticed. Sandstrom added that this lot was left open to create as open space for wildlife crossing (before the MSCP was created). It connects on the north to Black Mtn. and south to finger canyons that go down into the canyons and preserve.
- It was determined that there is no irrigation on the lot and the equipment is underground so planting trees would not be feasible to soften the look. The only solution would be to construct a faux tree and relocate the cell tower farther back onto the lot where it would blend in with the other trees. Sandstrom added that the carrier

would then need to get a lease agreement from the LMAD if moved out of the right-of-way.

- Becker stated that RPPB would watch for additional T-Mobile applications in the community where we might be able to leverage a change to this site.
- Sandstrom added that there are huge discrepancies in the DSD code that allow this to just appear and in other cases we review sites that have no impact on surrounding residential areas, ie. giant pineapple shaped palm tree cell towers.
- Bende added that this is a failure of the process, because lots like this should not be considered agricultural, they should be residential. Additionally, the schools are agriculturally zoned and should be residential.
- Sandstrom suggested that beyond fixing this installation, we should look at changing the code so that the agricultural zone is not exempt from planning group review. If it's a larger parcel used for farming, that makes sense, but a small parcel used as a park surrounded by residential needs to be reviewed by planning groups.
- Bende suggested that RPPB should work with our Council Office to review all agriculturally zoned parcels to determine if they really are agricultural and work to change the zoning on those that are not.
- Becker stated that a similar issue is happening in the City where pedestals are just showing up because utility installations are being approved in the public right-of-way.
- Politte added that even if the process is changed to require that a carrier notices or makes a presentation on their proposed wireless site and the approval process does not change, it is a waste of everyone's time. The policies and processes need to change to allow input from planning groups.
- Bende added that all schools are zoned agricultural and that is how they are able to bypass basic review by planning groups.
- Becker stated that as new projects come through we can send a message and encourage the carriers to rectify projects like this one that have gotten through.

d. Torrey Highlands Monument Signs (Informational Item) – Scot Sandstrom

Sandstrom distributed a handout with the monument sign designs and locations that were reviewed by Torrey Highlands' residents. They put diagrams in local merchants and used Facebook to query and receive comments on the designs. They received 51 votes total; Design B received 50% of the votes. Monument locations have not been solidified yet. LMAD funds will be used to build the signs and trail markers that are distinctive to the Torrey Highlands' community. The LMAD will need approval from RPPB at a later date for right-of-way permits. They are presently presenting the designs to the HOAs. Sandstrom will email design handout to Politte for the record.

- Becker asked if any of the signs would be outside of the right-of-way? Sandstrom stated that most of the signs would be in the medians which allow the required space for the signs, but added that he did not recall for certain if any of the locations being looked at would fall outside the public right-of-way.
- Sellers asked if residents could vote on the sizes. Sandstrom stated that residents are being asked to vote only on the design; sizes will be determined by location.
- Brief discussion about the Facebook page being available to anyone, not just Torrey Highlands residents.
- Politte asked if they were happy with the number of votes they received via Facebook? Sandstrom stated yes and that each residence also received a flyer.

- Becker added that the trailhead markers is a great addition.
- Sandstrom stated that he thought the permit request would come back to RPPB later this year once they have worked with City Engineering.
- Diehl asked if they planned to use the kiosks that are already approved for use? Sandstrom stated they would like to use them to complement their trailhead markers.

e. **Rhodes Crossing Access (Action Item) – Keith Rhodes**

Rhodes recused himself.

Becker stated that no vote was taken at LUC on Rhodes request.

Rhodes reviewed his map diagram and the existing roads, then briefly reviewed the enjoinderment (October 2006) which delayed him from moving forward with his project. Notice was recently sent to property owners by the City stating they are no longer enjoined.

Rhodes Crossing property is now on the market. All City Permits have been extended with the enjoinderment except for the permit to build Camino del Sur south from SR-56; Rhodes Crossing needs to reapply for this permit.

Rhodes is asking for approval to use Carmel Mtn. Rd. to access lots to begin grading and building of the residential units as well as begin grading for the commercial element. FBA & Developer fees will also be received by the community once started.

- Brooks inquired about when Rhodes anticipates build out; Rhodes stated maybe 6-18 months before grading starts; build out would be as fast as they can build it.
- Becker asked if there would be one mass grading project; Rhodes replied yes, the sale of the property would be dependent on the grading being done on the whole site.
- Spurr asked for clarification that Camino del Sur will be completed south into Park Village, no broken segments; adding that it provides the second entrance into Park Village. There is a City project (1600 feet), a gap between Rhodes Crossing's south end of Camino del Sur and Dormouse that will be funded by FBA fees provided by Rhodes Crossing and completed by the City.
- Dumka asked if Rhodes Crossing was providing the design/permitting all the way from SR-56 down to Dormouse. Rhodes is designing/permitting his segment and the City has designed the south end connection (CIP).
- Mallec asked for clarification on the map, concern for a 2nd means of access for fire safety. Rhodes stated that roads will be finished along with the building of the residential units so there is a 2nd access.

Bende proposed the following motion.

Motion: To approve access to Rhodes Crossing from existing Carmel Mtn. Rd. for the purpose of completing 29 units in Lot One, 25 units in Lot Six, 38 units in Lot Seven, 40 units in Lot Two, start 242 units in Lot Four, grading for the commercial and as much of the remaining map as possible. This will allow time to renew other permits, improving the chances of sale. This will also speed up collection of FBA fees and receipt of developer fees.

Conditions include: 1) Construction traffic will be restricted to Black Mtn. Rd. and Carmel Mtn. Rd.; 2) No construction traffic on Carmel Mtn. Rd. east of Black Mtn. Rd. or on Black Mtn. Rd. north of Carmel Mtn. Rd.; 3) No delivery of construction equipment or materials during school / work rush hours, 7:00AM – 9:00AM & 2:00PM – 6:00PM; 4) No phasing of large equipment delivery, must condense delivery schedule; 5) Conditions expire within 12 months of issuance of permits for Camino del Sur so that

Camino del Sur becomes the main route of construction entry. M/S/C – Bende/Sandstrom/Discussion.

- Keating inquired why we would prohibit truck traffic on Black Mtn. Rd. north of Carmel Mtn. Rd. which already is designated a truck route? Members agreed that we need to limit access on the other routes in the community for safety; there are schools and crosswalks on those streets and most construction traffic would come in off of SR-56 anyways. Bende added that the other streets were already eliminated on his permit.
- Brooks asked if we can put a time limit on this approval. Rhodes existing permits already have a sunset clause if not started by 2015.
- Bende amended his motion to include a sunset clause with the addition of another condition which provides that the granting of these conditions will expire June 30, 2015.
- Sandstrom (seconded) the addition of the condition to the motion.
- Diehl asked if this motion has to go before Planning Commission or City Council.
- Sandstrom stated that if there is not a condition that prohibits this from happening, Rhodes could have done this without us. This is a good will gesture showing Rhodes' long term commitment to RPPB and we should thank him for coming before us. Sandstrom also stated that if what Rhodes stated here tonight is not in his conditions the City will enforce these additional conditions.
- Bende added that this is a voluntary/good faith effort and he recalled that the agreement previously made on Rhodes Crossing construction traffic was to use Camino del Sur.
- Becker called for a vote on the motion as amended:

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8. REPORTS.

- a. Chair Report – Jon Becker
 - Midori Wong will present on the City Council Redistricting Process at June 29th meeting.
 - Becker submitted a letter on behalf of RPPB to the Redistricting Commission supporting the North City Redistricting Task Force proposal.
- b. Vice-Chair Report – Charles Sellers, no report

- c. Secretary Report – Jeanine Politte, no report
- d. Standing Committee Reports:
 - Land Use (Joost Bende) – no report
 - Telecomm (Charles Sellers)
 - PQ Water Tower project has no real complications; finally have visual of the tree and will review at the next meeting (June 29th).
 - BMMS CUP renewal (Sunset Hills playfield) – carrier is not asking for any usage changes; City has requested a small change on the equipment structure and to add branches to the tree. Sellers added that the committee will be recommending that the existing branches be replaced so there is uniformity.
 - Both items should be on the agenda for June 29th.
 - Politte inquired about the status of previously approved Sprint Water Tower (monopine) which doesn't look to have been built yet; asked Sellers to check if construction has taken place on any of the approved projects located at that site.
- e. Ad Hoc Committee Reports:
 - FBA/PFFP Prioritization (Keith Rhodes)
 - Becker stated that the meeting with Kelly Broughton, Tom Tomlinson and other decision makers was very helpful.
 - Rhodes added that we are on their radar screen and now we need to get Councilmember Lightner on board for the City Council vote. It is important that we get the changes to the PFFP we are requesting; as of July 1 City fees are \$120,000 for a single family home. Without the changes, facilities will not have the funds to get built because the fees required to build residences is pricing them out of the market.
 - Becker thanked Diehl for bringing up that there needs to be an accountability and reconciliation of all these funds, some \$2.2 million that started in 1987 or 1989. These funds have been allocated and are under the purview of this board, to be allocated for community benefit.
 - Diehl stated that City Staff generate annual reports, but keep them all in house without our review. We need to know what we have to spend and what they have spent it on.
 - Rhodes added that the representation from this board in the meeting with Staff has been very beneficial.
 - Cresta Bella/Doubletree (Jeanine Politte)
 - Doubletree now has new owners; no word yet if they intend to request changes to property use.
 - Our Lady of Mt. Carmel (Joost Bende) – no report
 - PPH Community Wellness Campus (Jon Becker) – no report
 - Santa Fe Summit II & III (Scot Sandstrom) – no report
- f. Liaison and Organization Reports:
 - Black Mountain Open Space Park (Bill Diehl)
 - The Trail For All People made a presentation, same as the one to RPPB. Diehl added that Jas Arnold is still trying to get funding for the project; Politte stated that it doesn't sound like they accepted our recommendations on creating a Capital Improvement Project.
 - BMOS Community Plan Amendment for Natural Resources was discussed at the meeting, main discussion was on the trails. One of the trailheads nearest to Our Lady

- of Mt. Carmel Church was opposed by the neighbors; concerns were security, traffic, parking especially on weekends.
- New Ranger (temporary) is Casey Smith; a few months.
 - CPCI Facilities Financing (Bill Diehl) – no report
 - MCAS Miramar Community Leaders Forum (Dennis Spurr) – no report
 - PQ Fire Safe Council (Dennis Spurr)
 - United Policy Holders presentation; group was formed because of coverage reductions in policies across the US that resulted in underinsured policy holders. UPH's purpose is to make people aware of what coverage they should have and work to stop the insurance companies from canceling policies. Many who had losses from the Witch Creek and Cedar Fires were unaware their coverage had been reduced. The insurers require a 300' brush clearance from the home and the City only allows 100'. <http://UPHelp.org> has more information on the organization.
 - PQ Town Council (Mike Shoecraft)
 - Graffiti issues will be discussed at next meeting.
 - Los Pen Canyon Psv CAC (John Keating)
 - Diehl reported that the CAC is revising their Bylaws; under the new Bylaws RPPB would have a seat but currently we do not have a seat as either a Member-at-Large or as a Community Group. There is some confusion; our understanding was that they amended their bylaws to approve our seat. Diehl stated that apparently the CAC had elections sometime between January – June and no seat is available to RPPB now; they seated new Members-At-Large (3).
 - Becker/Politte/Sellers confirmed that then RPPB Chair Sellers submitted a letter in October requesting that RPPB have formal representation on the CAC. Our understanding was that Councilmember Lightner supported our request, it was a done deal and that an amendment to the CAC Bylaws was being made to add the seat. RPPB representatives have attended the CAC meetings since the letter was sent; no confirmation if our representative was allowed to vote at those meetings.
 - Politte added that we need to know the timeline of events; questioning whether the CAC willfully decided to negate our request for a seat and then voted in members-at-large to keep RPPB from being a part of the decision making process for this term.
 - Diehl will contact Heverly to get this straightened out.
 - Diehl stated that the CAC seemed to be unaware of funding available and funding processes for projects within the Preserve.
 - The CAC is investigating the use of a GPS Based Information Application so that park users can access information about specific locations (waterfalls, trailheads, etc.) within the Preserve using their cell phones.
 - Recreation Council (Bill Diehl)
 - Buffalo Grass is in at the Dog Park (test area).
 - Rec Council has contacted the Fire Dept. requesting approval to plant some shade trees along the north end of the Dog Park next to the fence outside the easement on Fire Dept. property.
 - Brooks stated that the residents along the park have ocean views and would not favor tall shade trees.
 - Park Village LMAD (Jon Becker) – no report
 - Peñasquitos East LMAD (Bill Diehl)

- LMAD was contacted about height of trees on the Maler/Meadowrun Lot by 2 residents. Residents were told the trees will be trimmed for safety reasons not view enhancement. All trees on the lot were recently trimmed for regular maintenance.
- Another tree was hit on Black Mtn. Rd. just north of Oviedo on the curve.
- Bende reported that a couple of Eucalyptus trees were removed on Via del Sud (x Rancho Peñasquitos Blvd.) in the SDG&E easement.
- Torrey Highlands LMAD (Darren Parker) – no report
- Prop C Working Group (Bill Dumka)
 - Dumka reported that the Prop C Working Group is coordinating the changes as a PFFP Update; City Staff has been doing cost estimates of all the projects over the last two months. Then they'll do a cash flow evaluation; Working Group is thinking that the budgets will drive the phasing so they're not really dealing with the issues yet. When they begin to look at the issues/projects, our input on the 6 issues we are concerned with will need to be included. They have a schedule that calls for their process to be complete by February 2012.
 - Dumka will meet with Chair of the Carmel Valley Planning Group to let him know the issues where RPPB wants to be included in discussions.
 - Bende added that there are multiple projects affecting Carmel Valley, Del Mar Mesa and RPPB planning areas' PFFPs that all planning areas should be looked at holistically because if removed or modified in one PFFP it will affect another community's PFFP.
 - Dumka also suggested that these projects need review and a look at funding sources; should keep in contact with all groups and decision makers as the Working Group moves forward.
- Transportation Agencies (John Keating) – no report

The meeting was adjourned at 11:10pm.

Respectfully submitted,
Jeanine Politte, RPPB Secretary

Approved 6/29/11, 11 in favor – 0 against – 0 abstentions.

Carmel Mountain And Del Mar Mesa Resource Management Plan

Los Peñasquitos and Torrey Highlands
Community Planning Group

June 1, 2011

Overview

- ▣ Plan background and process update
- ▣ Management strategies
- ▣ Trail system
- ▣ Next steps

Plan Update

- ▣ Plan Background and Purpose
- ▣ Summer 2010 – Spring 2011
 - ▣ Public comment review
 - ▣ Updated ownership for recently-conserved parcels (including Zamudio)
 - ▣ Removed one non-MHPA private parcel from NRMP boundary per owner's request (Rhodes)
 - ▣ Added City-owned open space south of Torrey Santa Fe
 - ▣ Vegetation mapping
 - ▣ Trails discussions with HOA
 - ▣ Trail discussions with SDMBA
 - ▣ Trail discussions with Wildlife Agencies
 - ▣ Revisions requested per public comment

Management Strategies

- ▣ Manage via single entity
 - ▣ MOU
- ▣ Code amendment
- ▣ Funding
 - ▣ No FBA/CIP
 - ▣ Grants for restoration, enforcement
- ▣ Volunteer patrol/docents

Management Strategies

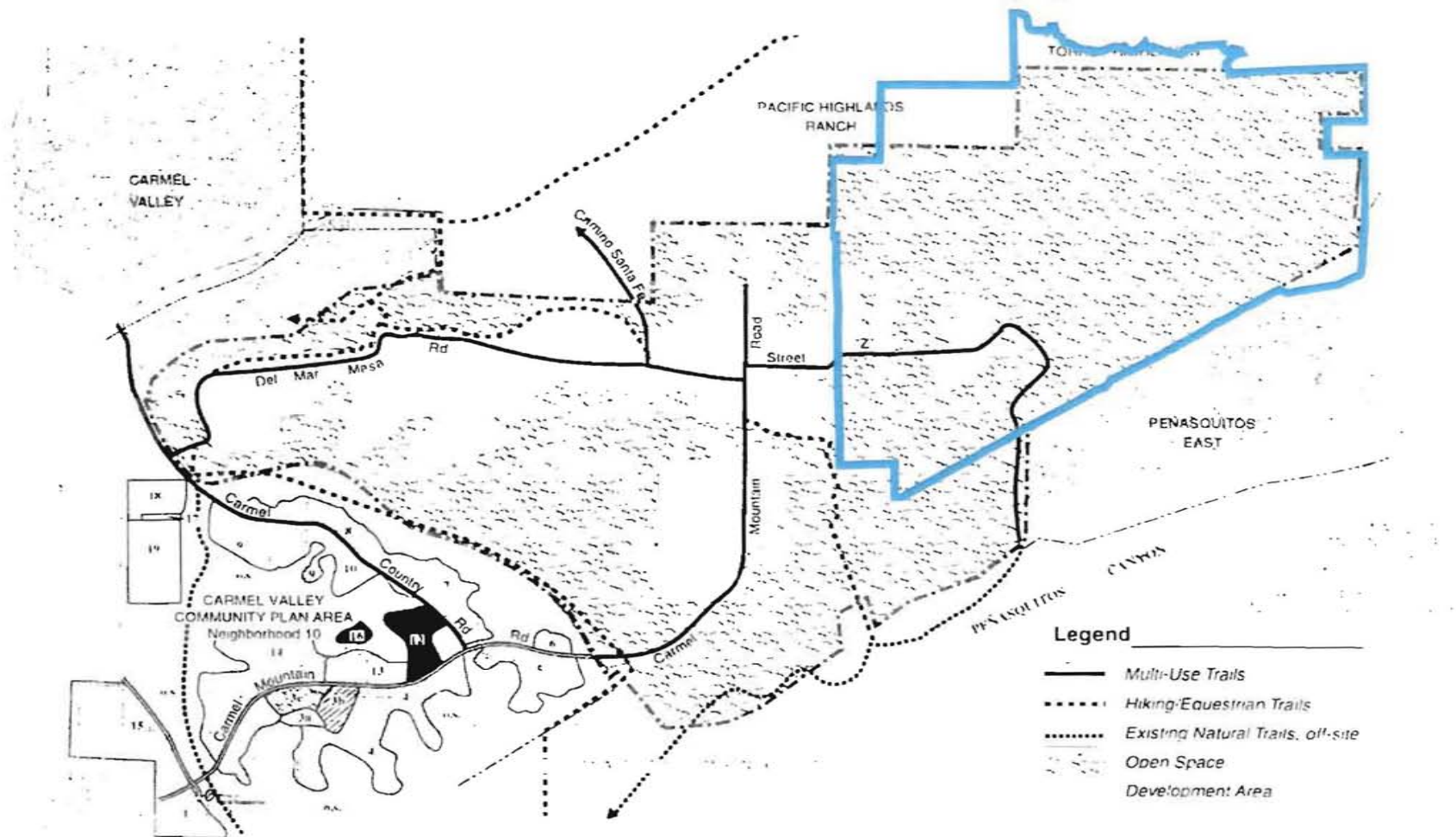
- ▣ Trail use study/OC Parks experience
- ▣ Educational signage
- ▣ Enforcement
 - ▣ Single management entity – CA wardens
- ▣ Fence/brush closed trails

Trail System Development

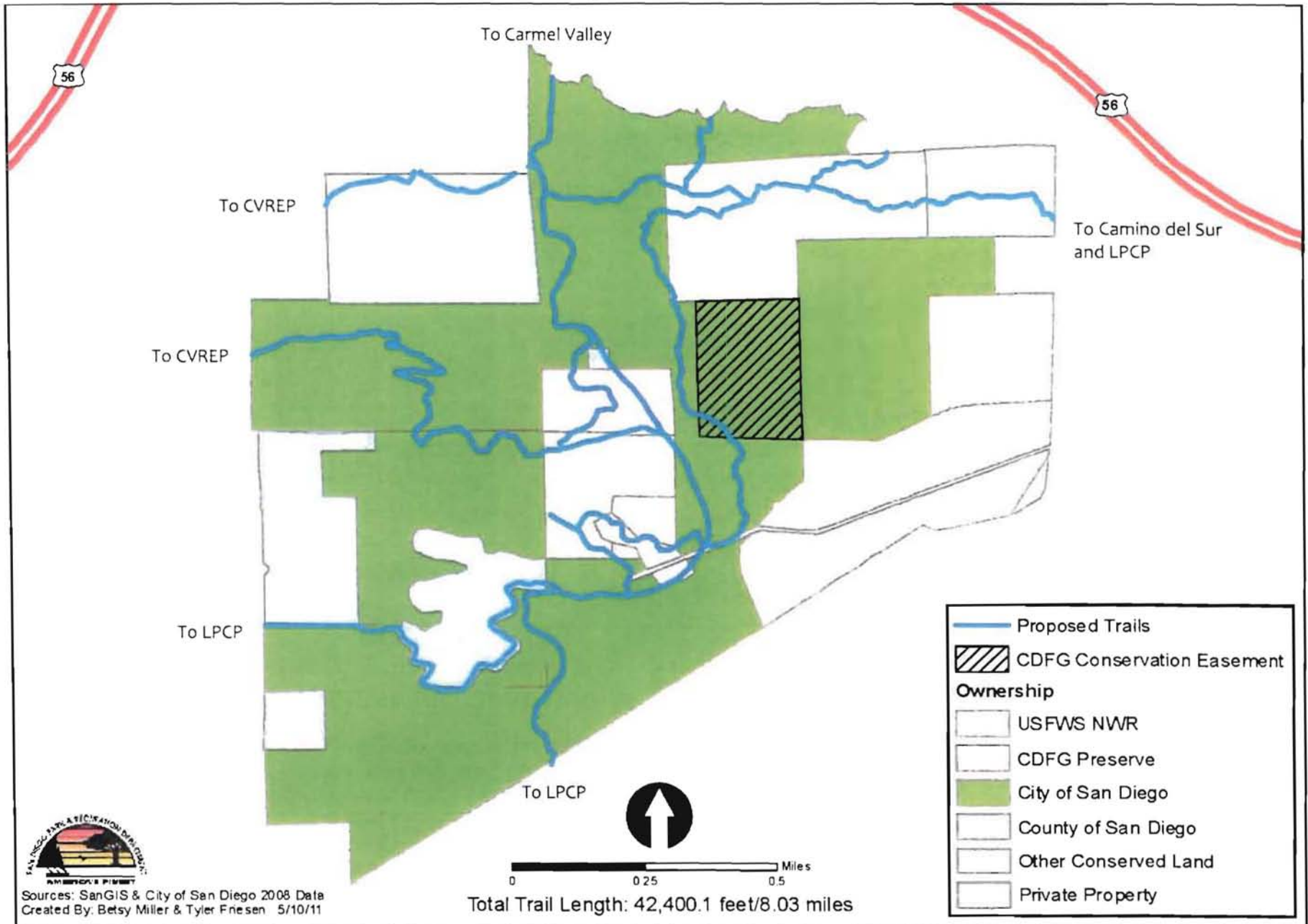
- ▣ Trails evaluated for:
 1. Safety/sustainability
 2. Purpose/redundancy
 3. Impacts to biological resources
 4. Public input
 5. Wildlife agency approval

Currently Approved Trail System

DEL MAR MESA SPECIFIC PLAN

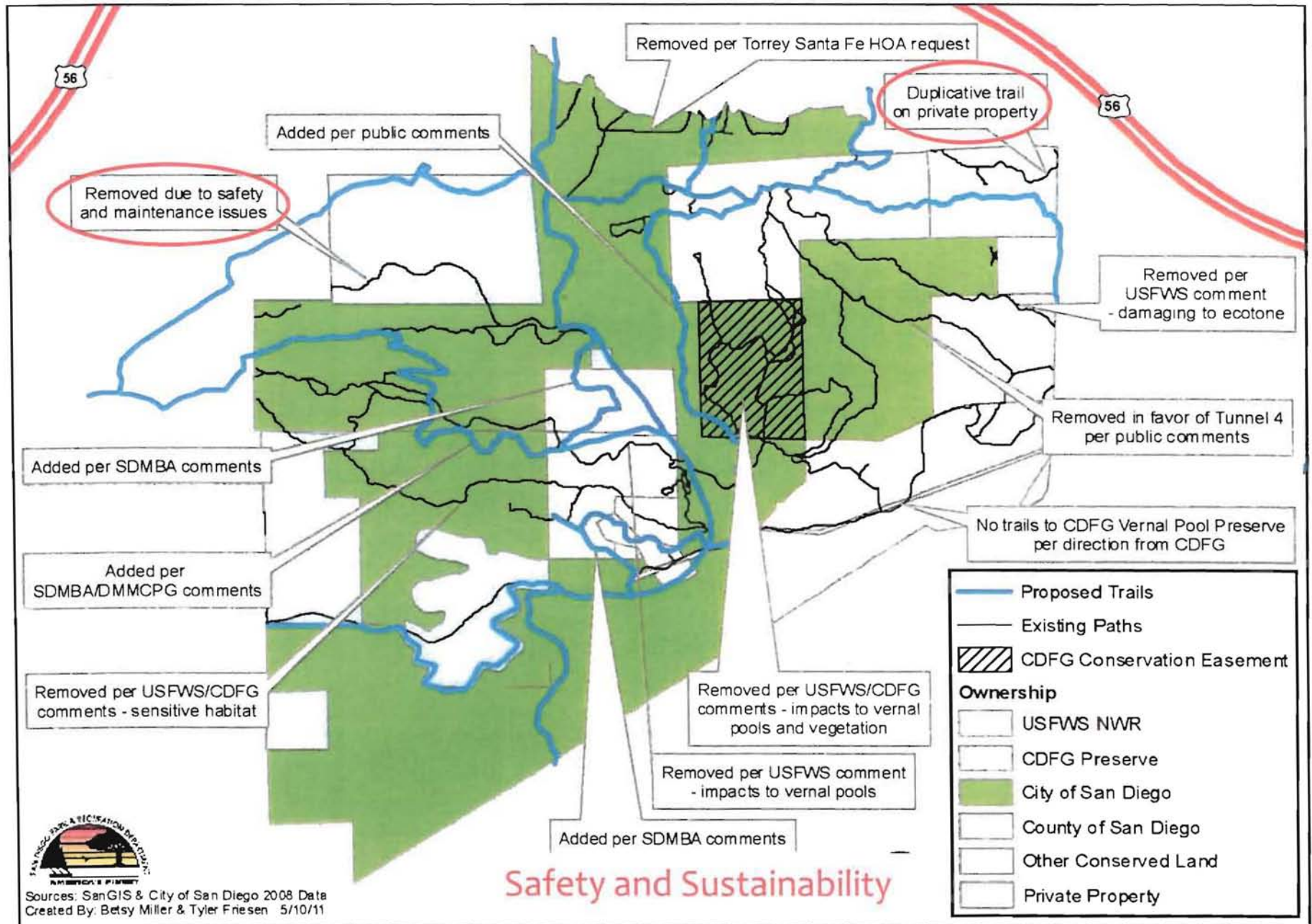


Proposed Trail System on Del Mar Mesa

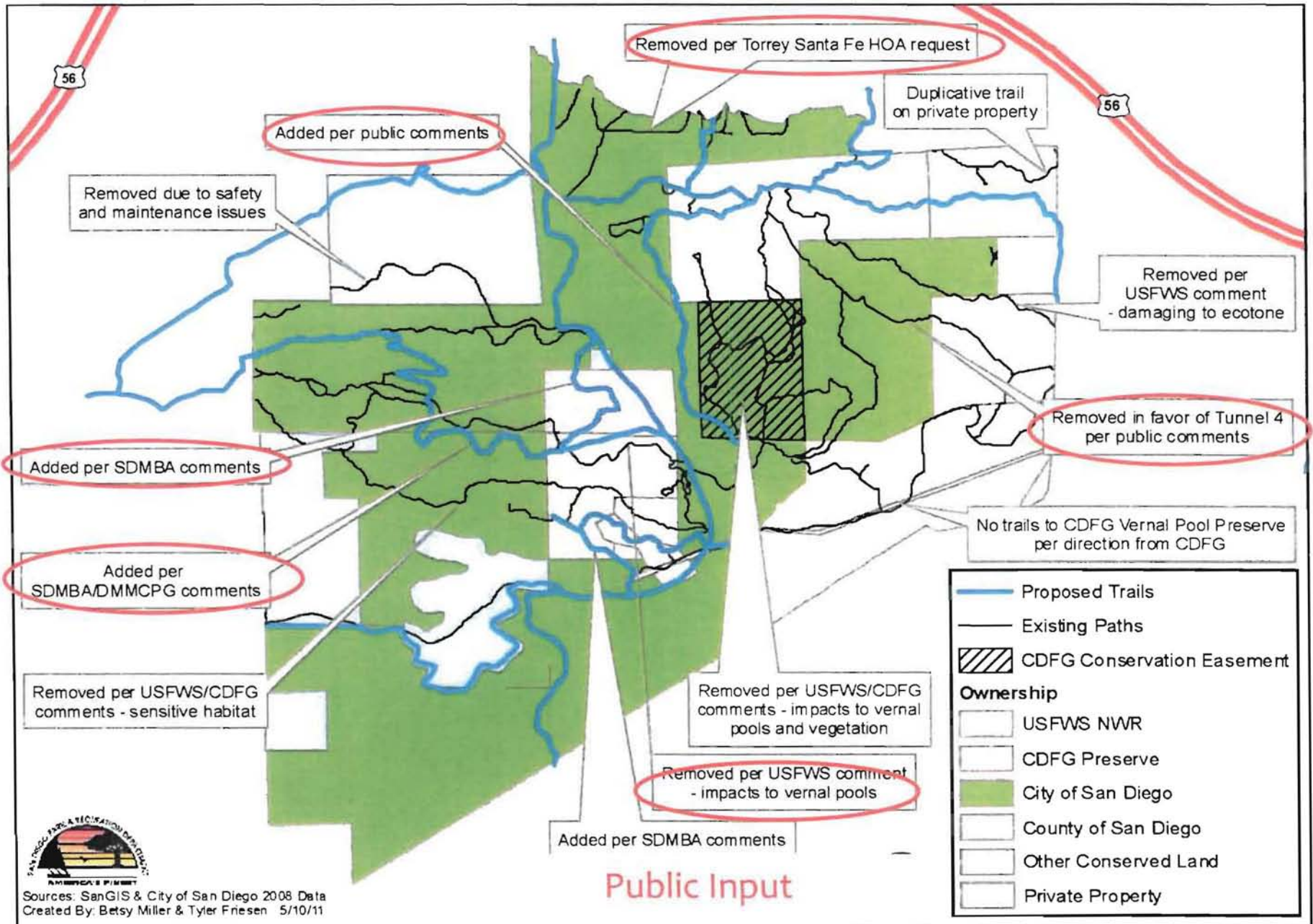


Sources: SanGIS & City of San Diego 2008 Data
 Created By: Betsy Miller & Tyler Friesen 5/10/11

Proposed Trail System on Del Mar Mesa with Notes on Its Development

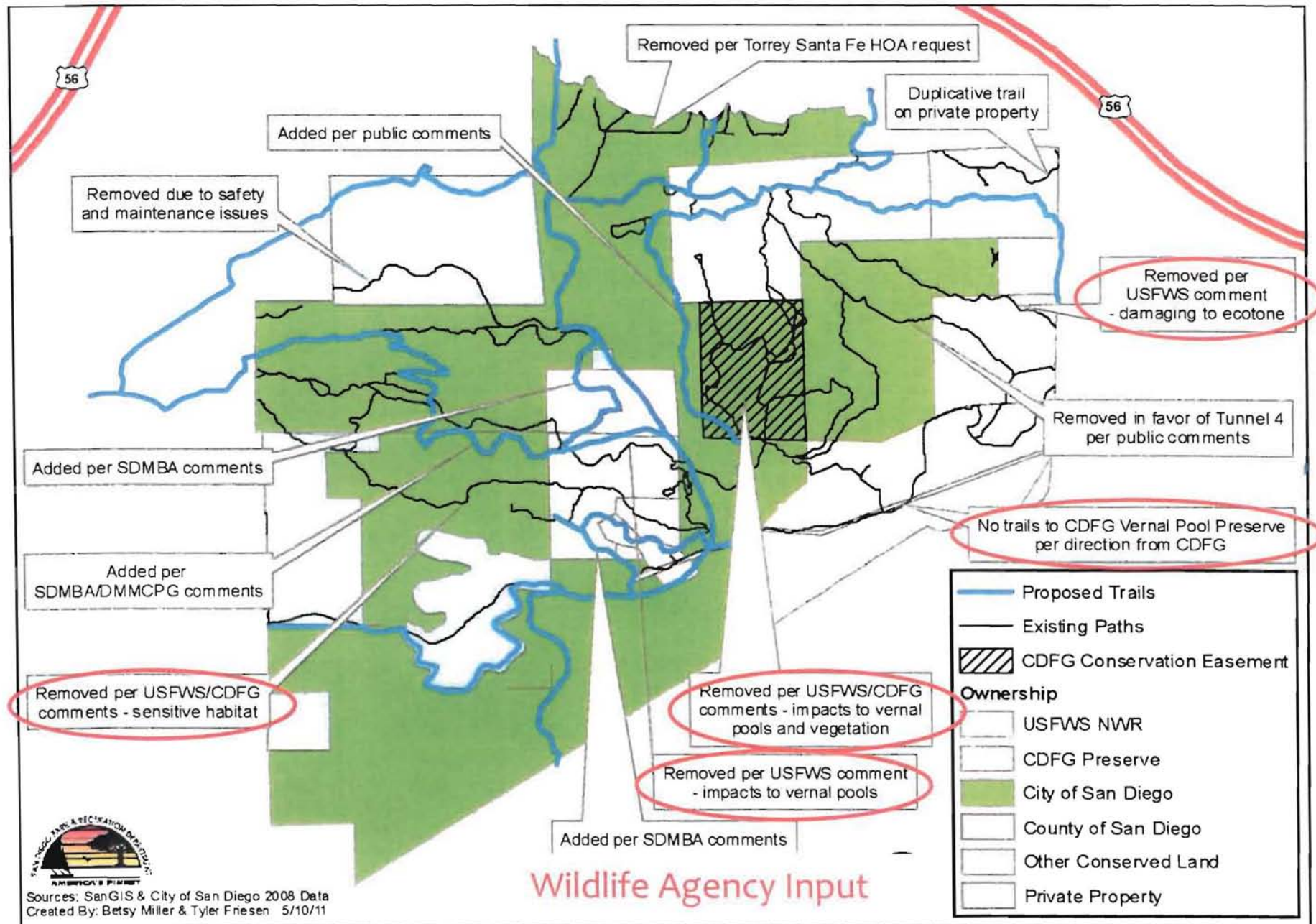


Proposed Trail System on Del Mar Mesa with Notes on Its Development



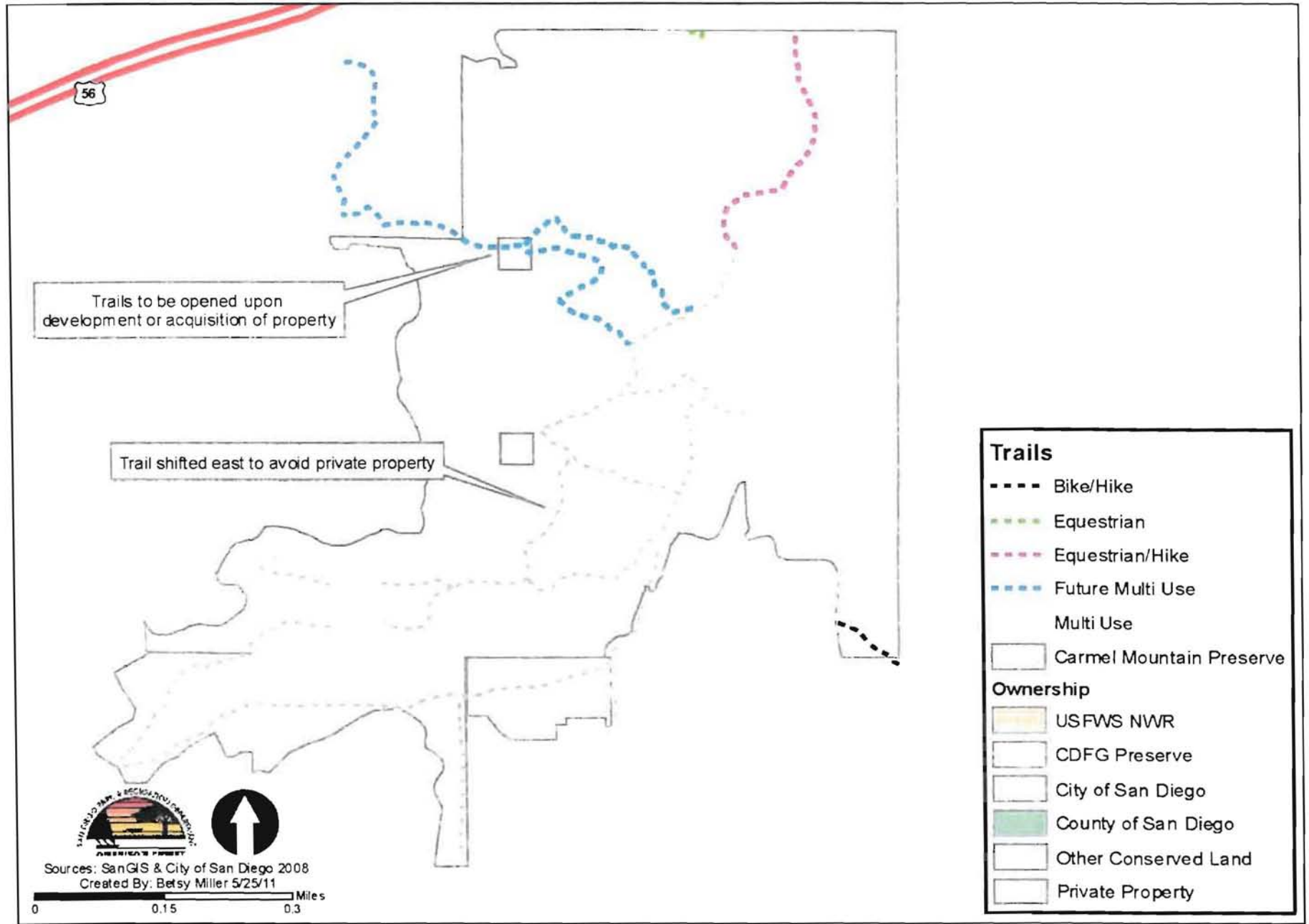
Sources: SanGIS & City of San Diego 2008 Data
 Created By: Betsy Miller & Tyler Friesen 5/10/11

Proposed Trail System on Del Mar Mesa with Notes on Its Development

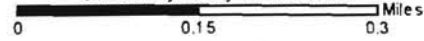


Sources: SanGIS & City of San Diego 2008 Data
 Created By: Betsy Miller & Tyler Friesen 5/10/11

Proposed Trail System on Carmel Mountain with Notes on Its Development



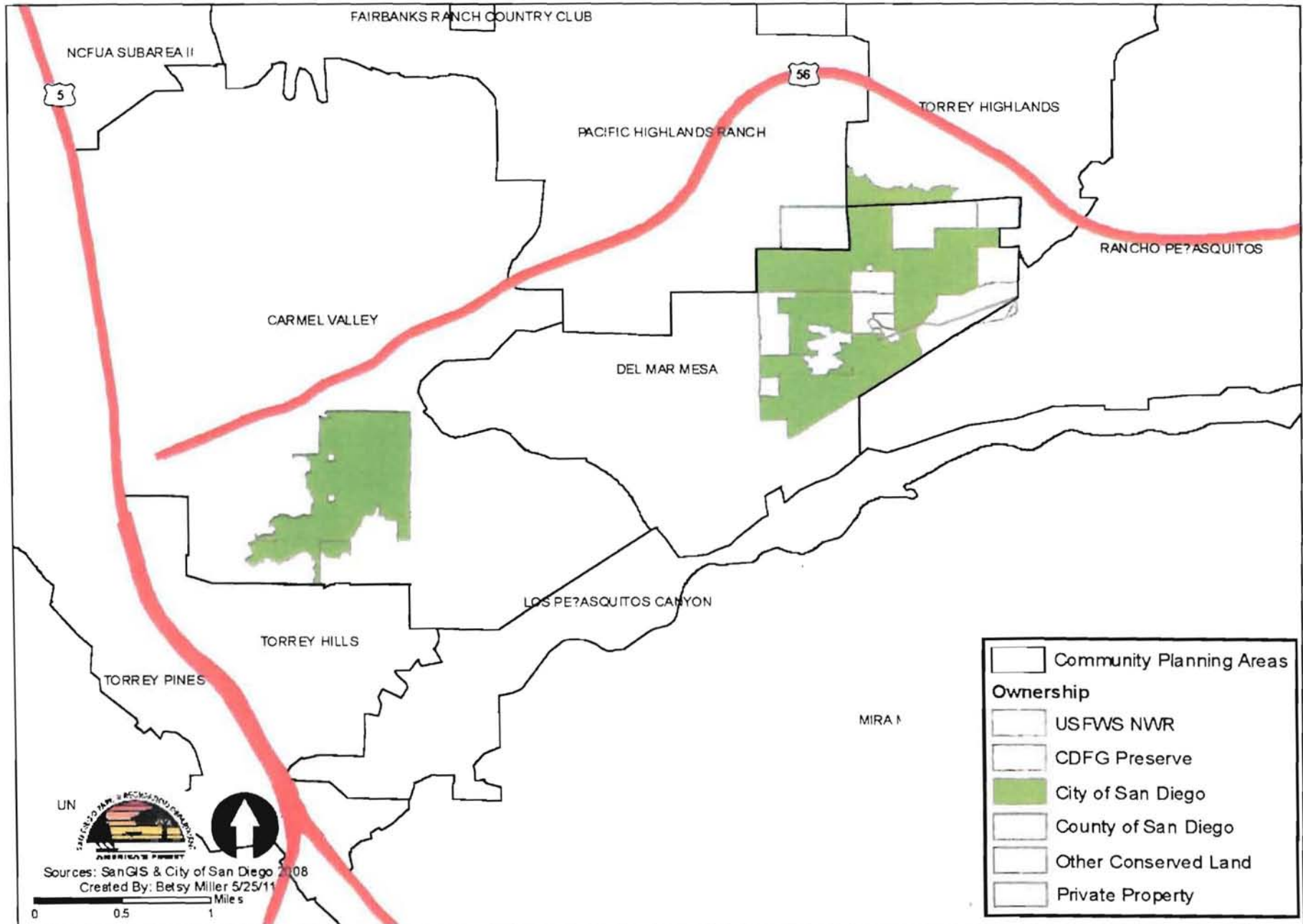
Sources: SanGIS & City of San Diego 2008
 Created By: Betsy Miller 5/25/11



Plan Adoption Process

- ✓ Public review and comment
- ✓ Wildlife agency review and comment
- ✓ Initiate Community Plan Amendments for trail connectivity (June 17, 2010)
- ▣ Votes by
 - ▣ Affected community planning areas
 - ▣ Recommendation on :
 - ▣ 1) Plan
 - ▣ 2) Community plan amendment (trail map)
 - ▣ LPCAC/Task Force
 - ▣ Recommendation on Plan
 - ▣ Park and Recreation Board
 - ▣ Planning Commission
 - ▣ City Council

Community Planning Areas



	Community Planning Areas
Ownership	
	USFWS NWR
	CDFG Preserve
	City of San Diego
	County of San Diego
	Other Conserved Land
	Private Property

UN

Sources: SanGIS & City of San Diego 2008
 Created By: Betsy Miller 5/25/11

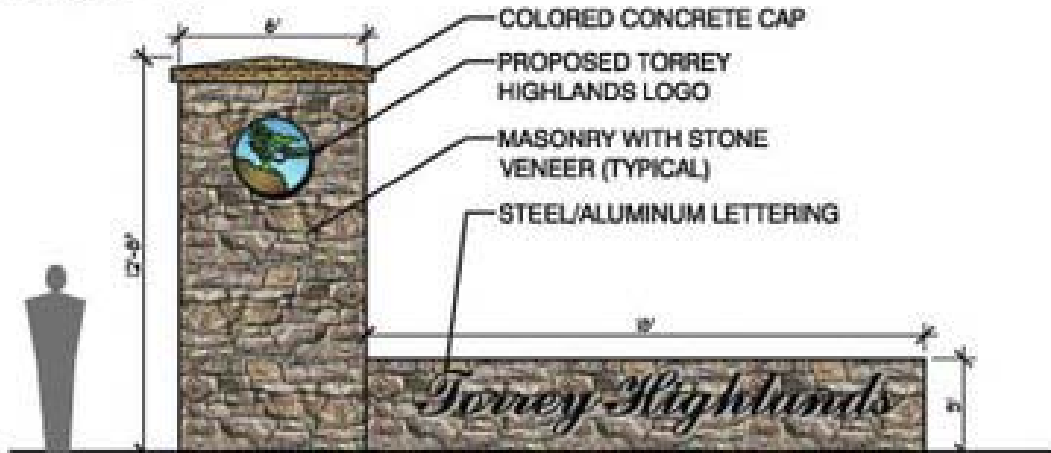
0 0.5 1 Miles

ENTRY MONUMENT OPTION 'A'

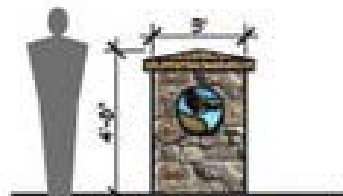
1/4" = 1'-0"



OPTION 'A' LARGE MONUMENT
PILASTER (SECTION)
(RUSTIC STONE)



OPTION 'A' LARGE MONUMENT PILASTER & SIGNAGE WALL
(SECTION) (RUSTIC STONE)



OPTION 'A' SMALL
MONUMENT PILASTER
(SECTION) (RUSTIC STONE)



TRAIL MARKER
WITH LOGO



OPTION 'A' SMALL MONUMENT PILASTER & SIGNAGE WALL
(SECTION) (RUSTIC STONE)

Torrey Highlands M.A.D. Signage Program

(Maintenance Assessment District)

ENTRY MONUMENT OPTION 'B'

1/4" = 1'-0"



OPTION 'B' LARGE MONUMENT
PILASTER (SECTION)
(LEDGE STONE)



OPTION 'B' LARGE MONUMENT PILASTER & SIGNAGE WALL
(SECTION) (LEDGE STONE)



OPTION 'B' SMALL
MONUMENT PILASTER
(SECTION) (LEDGE STONE)



TRAIL MARKER
WITH LOGO



OPTION 'B' SMALL MONUMENT PILASTER & SIGNAGE WALL
(SECTION) (LEDGE STONE)

Torrey Highlands M.A.D. Signage Program

(Maintenance Assessment District)

ENTRY MONUMENT OPTION 'C'

1/4" = 1'-0"



OPTION 'C' LARGE MONUMENT
PILASTER (SECTION)
(FIELDSTONE)



OPTION 'C' LARGE MONUMENT PILASTER & SIGNAGE WALL
(SECTION) (FIELDSTONE)



OPTION 'C' SMALL
MONUMENT PILASTER
(SECTION) (FIELDSTONE)



TRAIL MARKER
WITH LOGO



OPTION 'C' SMALL MONUMENT PILASTER & SIGNAGE WALL
(SECTION) (FIELDSTONE)

Torrey Highlands M.A.D. Signage Program

(Maintenance Assessment District)

MONUMENTATION & WAYFINDING MASTERPLAN



MONUMENT & WAYFINDING SYMBOL

- LARGE PILASTER
- LARGE PILASTER WITH MONUMENT WALL
- SMALL PILASTER
- SMALL PILASTER WITH MONUMENT WALL
- WAYFINDING MARKER
- ⊙ EXISTING ENTRY MONUMENT (DESIGNS VARY)

NOTE:
SEE ENTRY MONUMENT OPTION SHEETS FOR
DESIGN AND MATERIALS FOR MONUMENTS
AND WAY FINDING ELEMENTS

Torrey Highlands M.A.D. Signage Program