



RANCHO PEÑASQUITOS PLANNING BOARD REGULAR MEETING AGENDA

Wednesday; September 3, 2008 at 7:30 PM

El Dorado 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 (August 6, 2008)

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@saniego.gov)
- San Diego City Council District One (Nathan Batchelder: nbatchelder@saniego.gov)
- San Diego City Planning & Community Investment (Tim Nguyen: tnguyen@saniego.gov)

BUSINESS:

8:15 pm – Rancho Peñasquitos Pump Station (Information Item)

8:30 pm – T-Mobile WCF at BMMS Project #6749 (Action Item)

8:45 pm – Torrey Brooke II Reconsideration (Action Item)

9:00 pm – BMR North Village CPA/SPA (Action Item)

10:00 pm - REPORTS:

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

Vice-Chair: Jon Becker (jon.becker@tcb.aecom.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 (Joost Bende)
- Community Funds (Bill Diehl)
- Fire Protection (Dennis Spurr)
- Santa Fe Summit (Jon Becker)
- Transportation (John Keating)

Liaison and Organization Reports:

- Black Mtn Open Space (Pamela Kelly)
- MCAS Miramar CLF (Dennis Spurr)
- Recreation Council (Jim LaGrone)
- Town Council (Mike Shoecraft)
- Park Village MAD (Jon Becker)
- Peñasquitos East MAD (Bill Diehl)
- Torrey Highlands MAD (Scot Sandstrom)

10:30 pm - ADJOURNMENT.

LAND USE COMMITTEE WILL MEET AT 6:30PM IN THE DOUBLETREE RESORT RE: BMR & HAMIDY PROPERTIES.
WIRELESS COMMITTEE WILL MEET ON THURSDAY SEPT. 18, 2008 AT 6:30PM IN THE DOUBLETREE RESORT.
FUTURE RPPB MTGS: 10-1-08; 11-5-08; 12-3-08; 1-7-09; 2-4-09; 3-4-09; 4-1-09; 5-6-09; 6-3-09; 7-1-09; 8-5-09.



Rancho Peñasquitos Planning Board Meeting Minutes

August 6, 2008

Attendees: Dan Barker, Jon Becker, Joost Bende, Bill Diehl, Wayne Kaneyuki, John Keating, Jim LaGrone, Jeanine Politte, Keith Rhodes, Charles Sellers, Mike Shoecraft, Dennis Spurr

Absent: Sudha Garudadri, Pamela Kelly, Lynn Murphy

Community Members & Guests (Voluntary Sign-in): John Spelta, Tuesdee Halperin, Bill Dumka, Tim Nguyen, Pam Blackwill, Nicholas Boswell, Phil Thalheimer, Ray Fakhoury, Greg Parks, Siavash Haghkhan, Omar Rodea, Sherri Lightner

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1. The meeting was called to order at 7:45 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present.
 2. Agenda Modifications: Remove Black Mtn. Ranch North Village CPA/SPA from agenda; further LUC review.
 3. MINUTES: Corrections were recommended as follows:
 - a. Item Ad Hoc Committee Reports/Fire Prevention – modify to read: “...clearing further than 100’ out from *add-* ‘structures on’ property.”
 - b. Item Liaison Reports/ Park Village MAD - modify to read as follows: “*Becker stated the signage along Black Mtn. Rd. north of community entrance is being redesigned with lights added. The City Council agenda, tentatively July 20th (actually 22nd) has the expense reimbursement from PV MAD to BMR for Black Mountain Rd. improvements.*”

Motion to approve the July 2, 2008 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C - Becker/LaGrone/Approved 12-0-1 abstention (Diehl, absent from 7/2/08 meeting).
 4. NON-AGENDA, PUBLIC COMMENTS:
 - a. Phil Thalheimer introduced himself, a candidate for Council District 1 noting that he is campaigning out in the community.
 - b. Sherri Lightner also a candidate for Council District 1, stated that it is important to be at planning board meetings to listen to community members concerns.
 - c. Jeanine Politte. RPPB secretary, commented on the noise and dust from construction at Rolling Hills Elementary school this summer. Contractors have been starting their work prior to the 7am start time, sometimes at 5:50am, using jackhammers and heavy equipment. Neighbor’s complaints have been received and filed with the police, the contractor’s representatives and the school district. N. Batchelder, District 1 representative to RPPB will follow up with planning department on the complaints. B. Diehl added that the contractor installed temporary power poles in Rolling Hills Park without noticing Park & Rec and a tree had to be trimmed to accommodate the electrical lines strung through the branches.
 5. ANNOUNCEMENTS & INFORMATION ITEMS:
 - a. San Diego City Mayoral Office – Stephen Lew did not attend
 - b. San Diego City Council District 1 Report – Nathan Batchelder
- Ridgewood Park play equipment contractor has until August 29th to complete the installation; City Council office is coordinating a ribbon cutting ceremony.

- Linear (Dog) Park – a \$4,300.00 donation was received from Del Monte & Albertsons for the park. Bid process for the park should begin this month. Council District 1 discretionary funds, \$72,000, will be used for Linear Park instead of Park & Rec funds.
- Repaving of Peñasquitos Drive should start in August, beginning with Carmel Mountain Rd. to Cuca Street section and will end at Del Diablo Way. Contract bids have been received and contract award should follow shortly.

c. San Diego City Planning & Community Investment Report – Tim Nguyen

- General Plan was recently updated and approved; complete version is located online <http://www.sandiego.gov/planning/genplan/index.shtml>. Nguyen will send Charles the CD version for RPPB records.

6. BUSINESS.

a. Rancho Peñasquitos Pump Station – presenters: Siavash Haghkhah, City of San Diego; Ray Fakhoury, Brown & Caldwell (environmental engineering firm); Omar Rodea, FILANC (engineering/construction firm); Nicholas Boswell (Brown & Caldwell); Greg Parks, Katz & Associates.

The new pump station (capacity of 32 M gal/day – 50 M gal/day max.) will replace the existing station (42 years old, max capacity of 25 M gal/day) with entrances on Talca Ave. & Sparren Way. The Pump Station serves RB, PQ east, and Del Mar Heights; project includes a new 3,300 sq. ft. building will blend in with the local community – stucco & tile roof and will be built next to the existing structure. Additional improvements include new fencing at site boundaries, landscaping and paving. Construction should begin in Jan/Feb 2009 and take approximately 24 months, completion in 11/2010. Work hours will be Monday – Friday, 8:00am – 5:00pm. Construction traffic will access site from Talca Ave. and cost approximately \$30 million to complete.

- Ray Fakhoury stated that they plan to begin permit process in November 2008, the old station will be fully operational while new station is under construction, then the old station will be demolished. He reviewed the site plan (draft) and stated they are working with the neighbors on location of construction equipment and trailers.

- Nicholas Boswell added the landscaping plan design will prevent soil erosion and screen the east, west & south side of the station. The sloped area will have a retaining wall. Types of materials include screening shrubs, low shrubs and ground cover, mulch (bark or stone) will be on the east & south side. Species will be varieties similar to those already in adjacent canyon.

i. Planning Board Member Comments:

- Becker asked that trees also be used.
- Bende requested that plans lower the pad height to same elevation as homes off Sparren.
- Becker questioned about where fill would be exported; representatives stated that fill would be moved to slope on canyon where 8' retaining wall (masonry block) is planned. Other retaining walls will be 2' – 3' high. Chain link fencing will be 6' – 8' high, security measures to protect assets including security cameras will be installed.
- Keating asked that the plan be more open to the open space and just install security measures that just protect the building and equipment like the existing fence.
- Bende asked the representatives if they are notifying the neighbors when they are scheduled to make a presentation at RPPB meetings; representatives stated they are conducting 3 meetings with neighbors. Bende reiterated that representatives

- notify neighbors of their presentations to the planning board.
- Becker inquired about sound mitigation to reduce noise from the pump room and keep noise within the property line. Representatives stated that the noise standard is 45 decibels max. limit. Becker suggested that one way to mitigate the noise would be to build a subterranean station.
 - Bende asked for clarification that potable water would be run through the pipeline to the pump station, not recycled water. Representatives agreed.
 - Kaneyuki noted that the closest house to the station presently is approx. 50'-75' away; what is the distance from the new pump station to the closest home? Representatives stated that the new would be at least as far way as the old, but that one home on Talca will be impacted by the new location because the pad and pump station building are higher than the home.
 - Keating noted that one of our concerns is that noise levels increase for homes around the pump station. Representatives stated that extensive testing of noise would be done.
 - Kaneyuki stated that the current station is very noisy. A representative added that the reducing station is causing the noise because it is undersized and old with no soundproofing. The purpose of the pump station is fill upstream reservoirs and will only be operational a few hours per day.
 - Rhodes asked what the noise level in decibels are today on the existing pump station and what is a comparable noise level for 45 decibels, then we have something to judge the difference; adding that if it is presently testing at 45 decibels, that may not be acceptable or reasonable – suggested that plans should reflect making the noise levels less intrusive to local neighbors.
 - LaGrone requested that landscape materials be fire safe and inquired who would be responsible for thinning to reduce burnable material. Representatives stated that the city would maintain and property would be irrigated.
 - Politte stated that the Planning Board would like to be informed of all meetings that are scheduled with the neighbors and asked the representatives notify the neighbors when they are on RPPB's agenda, adding that the planning board would like to make an informed decision on the project and to do so we need to hear the concerns of the neighbors. Representatives agreed to keep the planning board and the neighbors apprised of all meetings.
 - Sellers stated that he understands the need to keep existing station online while under construction. Access from Talca will impact the neighbor's driveway – how many of the 16 months will the driveway be used for construction. Representatives stated that driveway will only be used for about 10 months as project is due to be completed in 2009, must be out by Feb. 2010. All demolition traffic will use the Sparren Ave. access. The neighbor will have access to their driveway after 5pm daily. All construction and equipment parking will be on site and not on the street. Sellers confirmed with representatives that there would be no action this month.
 - Bende restated a request that the building facade look more like a house.
 - Rhodes restated his concern about the noise and suggested that if the cost to provide additional soundproofing during construction could be justified at minimal additional cost (compared to total project cost) - that cost might be worth it to make the station less noisy. Omar Rodea stated that the Waring Rd. Pump Station plan included \$110 K in additional soundproofing to mitigate noise.

- Kaneyuki & Politte both inquired about what the decibel levels were at the Waring Rd. pump station. Ray Fakhoury added that a noise specialist would be invited to the next meeting.
- Sherri Lightner stated that a noise study only represents the average levels, not the peak levels and the average is over the whole day.
- Noting that the project would tentatively break ground in Nov/Dec 2008, Sellers asked the representatives to attend our meetings monthly to keep us up-to-date, for plan reviews (noise, design, fencing, landscape, etc.), and to notify RPPB of all neighborhood meetings.

7. REPORTS.

a. Chair Report – Charles Sellers

- **BMMS Wireless Project(s) Appeals Hearing, 8/7/08 at 9:00am in City Council Chambers**

Sellers briefly explained that he was notified by a resident in July that construction had begun on the BMMS wireless projects. He immediately contacted the city to inquire about the status of our appeals and was informed that no appeals were filed. After providing proof that our appeals had been delivered and accepted by a city employee, further investigation revealed that the new employee did not know how to process so the appeals were intentionally misplaced. Our appeals were granted, construction was halted and the appeals were docketed for the Planning Commission Meeting tomorrow 8/7/08. Sellers stated that he attempted to get the hearing postponed to allow time to inform constituents who are on vacation.

He also noted that Kelly Broughton, Director of Development Services, expressed concern about liability because applicants had begun demolition/construction at site. Sellers thanked Kelly Lemker, previous RPPB & Wireless Committee member, who prepared 7 information packages (140 pages each) for the Planning Commissioners which were delivered (via FedEx) Wednesday 7/30/08. Last Friday 8/1/08 she returned home in the evening, listened to a voice mail (time- stamped at 9:45am) stating that 5 packages were received and they would not be delivered to Commissioners because there weren't enough copies and 6 additional copies were needed by 11:00am (8/1/08). She left a voice mail message for Karen Lynch-Ashcraft on Friday evening, made 6 additional copies over the weekend and left a message for the Planning Commission Recording Secretary the following Monday morning.

Sellers plans to request the appeal hearing be continued until September. He also invited residents to attend the hearing tomorrow and support our request for postponement. Brief discussion on the number of votes needed for the Planning Commission to act on the appeal/continuance and if appeal fails, we still have option of appealing on environmental grounds before the City Council.

b. Vice-Chair Report, Jon Becker – Becker and RPPB members briefly discussed letters from Jim Varnadore, Chair of the City Heights Planning Committee, and Mary Wright, Deputy Director City Planning and Community Investment, to Community Planning Group Chairs about project reviews for projects outside their designated boundaries. The members were in agreement that projects that affect our community should be invited to present.

- Spurr referenced the RB SCR of the Shell Station which affected their community.
- Bende stated the SCR process is being used to subvert planning groups.
- Sellers stated that it cuts out notice and overview of a project by those being affected.

- Politte added that potential redevelopment near the intersection of Carmel Mtn. Rd. and Peñasquitos Drive would affect residents in Carmel Mtn. Ranch just as much as those who live in Rancho Peñasquitos and both are interested in hearing about the projects and providing input.
 - Spurr asked Becker to keep the members informed.
- c. Secretary Report, Jeanine Politte – no report
- d. Standing Committee Reports:
- Land Use (Jon Becker)
 - BMR CPA/SPA – Representatives and committee will meet prior to September LUC committee to review details and discuss additional concerns; should be an action item at regular RPPB meeting in September.
 - Santa Fe Summit II has resubmitted their plans, lowered to 6-story building instead of 10; will ask them to come back to RPPB and show revised plans.
 - Torrey Brooke II – nothing has been scheduled.
 - Jay Tillson, Secretary of TB I HOA submitted a letter to RPPB requesting action to address an incomplete punch sheet for Torrey Brooke I. And if developer is the same as that of TB II, the HOA would like their concerns addressed before RPPB votes or submits any recommendations to the city.
 - Cresta Bella – Barker deferred to Tim Nguyen; developer is in the process of getting a grading permit, planning to build 300 residential units. Nguyen said that when they come in with plan, we'll have a better chance to review.
 - Barker asked if RPPB has right to ask project manager to come & present if developer refuses. Nguyen will check into. Barker noted that most recent grading permit cycle letter is #13.
 - Sellers asked Nguyen to keep Barker apprised of activity, Barker should notify Sellers when a project manager is assigned.
 - Developer for 2 Homes on Alamazon Street has asked to present in September. Barker was asked to follow-up and get additional information.
 - Wireless (Lynn Murphy) –
 - Kaneyuki reported on the Yolo Ct. Wireless Project; the Committee met with Sprint project representative. The project is attached to a light standard, includes vents/power box in front yard of homeowner, and is located in a view corridor. Committee is scheduled to continue reviewing this project on July 21st.
 - Sellers added that the committee has suggested alternatives to the proposed project and will continue to meet with developer.
- e. Ad Hoc Committee Reports:
- Bylaws/Elections (Joost Bende) - Sellers reported that all planning groups' Bylaws were deferred back to the Mayor's Office, adding that we will have to justify why we want boundary changes (deviation) to include Black Mtn. Ranch & Torrey Highlands even though we've been asked to review projects in the 2 areas. Bylaws are expected to go back to City Council in October.
 - Community Funds (Bill Diehl) – Ridgewood Park is moving along.
 - Fire Protection (Dennis Spurr) – Spurr has attended 4 committee meetings, following the premise of living with wildfire using education and home assessments. Group has been discussing area ecology and risks with a 2 pronged approach. PQ Town Council is offering grants for brush mitigation. Goats work best for maintenance after large brush has been cleared.
 - Santa Fe Summit (Jon Becker) – see LUC above

- Transportation (John Keating) – Following the slurry seal of Park Village Rd. near the elementary school and west of Camino del Sur, the wrong striping was installed. Changes made to the striping approximately 4 years ago was not what City crews painted. Batchelder will contact Mark Stauffer, Streets Division, about re-striping.
- f. Liaison and Organization Reports:
 - Black Mountain Ranch Open Space (Pamela Kelly) - no report
 - MCAS Miramar Community Leaders Forum (Dennis Spurr) – MCAS Miramar is the west coast aviation training hub, ground training in eastern area of the base is monitoring & mitigating encroachment. Sent 2 fire trucks to northern California during the fires. During the beginning of the US Open, a couple of Marines didn't get the "no fly" word.
 - Recreation Council (Jim LaGrone) – Diehl reported P &R didn't lose any staff positions in our area. Polynesian Night at Hilltop Park last Friday had great entertainment and food. August 30th will be Movie in the Park – showing High School Musical.
 - Canyonside Lights were not installed in July as scheduled because people were using the field and contractor wouldn't complete.
 - 3 change orders at Hilltop Park include pump for additional watering, grading, new entrance for fire truck access; anticipate a late October opening.
 - All neighborhood parks are being used for recreational sports leagues, except Torrey Del Mar (new),
 - Town Council (Mike Shoecraft) – Town Council Officers for this year are Nielsen, President; Peters, Vice President; Ruggiero, Treasurer; Anders, Secretary; Drobnicki, Parliamentarian.
 - Caltrans I-15 presentation (July meeting) – in the near future, the southbound Rancho Peñasquitos Blvd/Poway Rd. ramp will be closed completely for construction.
 - August meeting agenda includes a status report on work in the community and Northland Community Prevention Program on Teen Drug Use.
 - Park Village MAD (Jon Becker) – Becker reported on a new Eagle Scout project installing ranch rail fencing at the west end of Park Village Rd. which the MAD will fund.
 - Peñasquitos East MAD (Bill Diehl) – Bushes along Black Mtn. Rd. have been trimmed. Still working on entrance sign (only 1 company still makes type used).
 - Bende asked if fencing was an option to keep pedestrians from crossing Rancho Peñasquitos Blvd. mid-block in front of the McDonalds at the bus stop. Diehl will check.
 - Torrey Highlands MAD (Scot Sandstrom) – Batchelder reported that D. R. Horton and the MAD are progressing with punch list walk through.

The meeting was adjourned at 10:00pm.

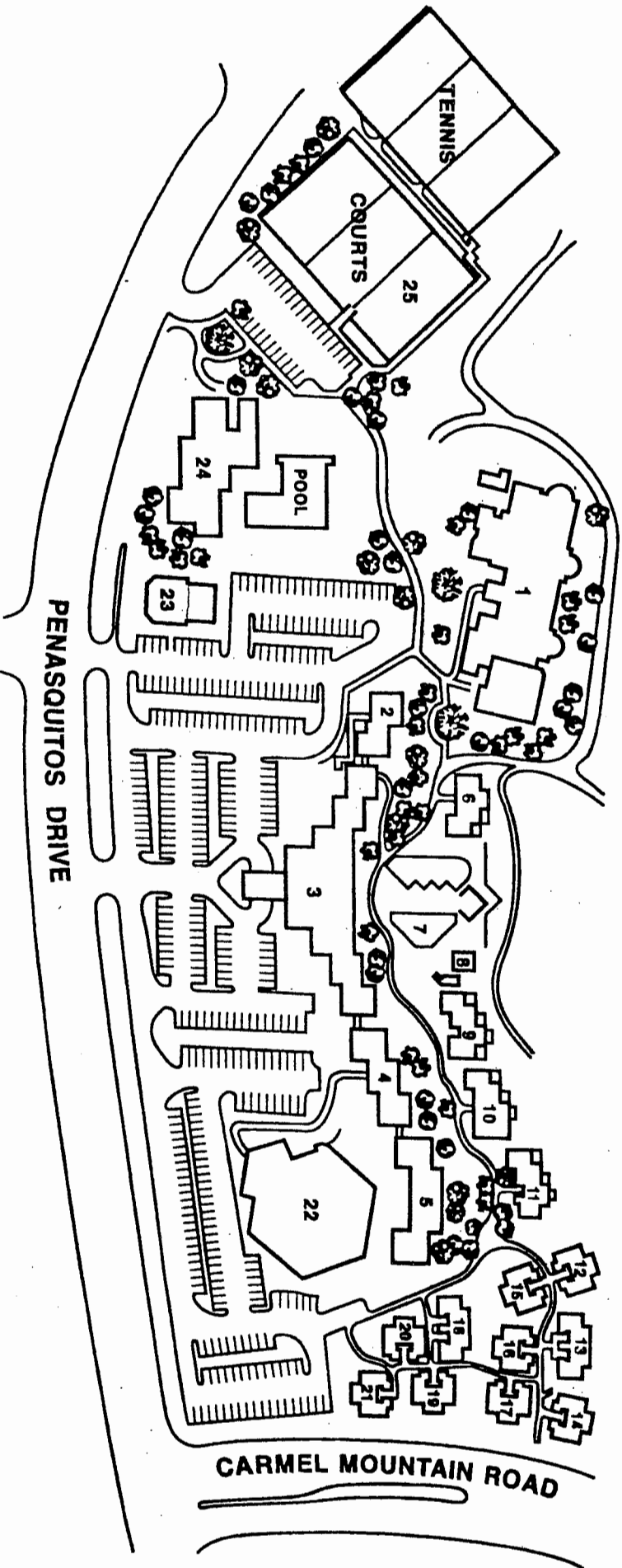
Respectfully submitted,
Jeanine Politte, RPPB Secretary

Approved 9/3/08, 13 – 0 – 1 abstention.



**DOUBLETREE®
GOLF RESORT**
SAN DIEGO

1. Terraces Cafe & Grille
2. Mulligan's Sports Lounge
3. Golf Pro-Shop
4. Riviera Room
5. El Dorado Room
6. Rooms 101-304
7. Rooms 105-321
8. Main Lobby - Ground Level
9. Sales & Catering - Lower Level
10. Oakmont Room - Lower Level
11. Rooms 122-327
12. Rooms 128-335
13. Rooms 401-404
14. Pool Courtyard
15. Deli Bar
16. Rooms 405-408
17. Rooms 409-412
18. Rooms 414-417
19. Rooms 510-512/520-522
20. Rooms 513-516/523-526
21. Rooms 517-519/527-529
22. Rooms 611-613/621-623
23. Rooms 614-616/624-626
24. Rooms 617-619/627-629
25. Rooms 711-714/721-724
26. Rooms 715-717/725-727
27. Rooms 811-813/821-823
28. Rooms 814-816/824-826
29. Heritage Ballroom
30. Pinehurst Room
31. Cypress Room
32. Sandpiper Room
33. Spyglass Room
34. Health Club and Pool
35. Bay Hill Pavillion





City of San Diego – Audit Committee

- Seeking Candidates:** For 3 Public Audit Committee Member positions.
- Background:** On June 3, 2008, voters approved Proposition C which, in part, provided for City Charter language addressing the responsibilities and composition of the City’s Audit Committee. Specifically, the new Charter language calls for a reconfigured Audit Committee comprised of two members of the City Council (one to serve as Chair of the Committee) and three public members. The Audit Committee is currently comprised of three City Councilmembers.
- City Charter Specified Qualifications:** At least 10 years of experience as a certified public accountant or as a certified internal auditor, or ten years of other professional financial or legal experience in audit management.
- Audit Committee Member Responsibilities:**
- Oversight responsibility regarding the City’s auditing processes, audit findings related to internal controls and any other financial or business practices required by the Charter.
 - Responsible for directing and reviewing the work of the City Auditor.
 - Recommend the annual compensation of the City Auditor and the annual budget of the Office of the City Auditor to the City Council.
 - Conduct an annual performance review of the City Auditor.
 - Recommend to the City Council the retention of the City’s outside audit firm and, when appropriate, the removal of such firm.
 - Monitor the engagement of the City’s outside auditor and resolve all disputes between City management and the outside auditor with regard to the presentation of the City’s annual financial reports, reporting such disputes to the City Council.
 - Perform additional Audit Committee responsibilities and duties specified by City Council ordinance.

Meeting Frequency: Meet 1-2 times a month at 202 “C” Street, 12th Floor Council Committee Room. Meetings held on Monday at 9:00 a.m.

- Other Considerations:**
- 3 Public Audit Committee Members needed.
 - 2, 3 and 4 year appointment terms available.
 - City Council will select 3 Audit Committee Members from all qualified candidate applications.
 - Appointments anticipated to become effective as early as October 2008.
 - Volunteer positions – no compensation.
 - Qualifications subject to verification.
 - Background check required.
 - Members subject to conflict of interest laws.
 - Members subject to City’s Ethics Ordinance (link below).
 - Members must file an annual Statement of Economic Interest (Form 700 – link below).

Application Deadline: Wednesday, September 3, 2008

Downloadable Application & Info: <http://www.sandiego.gov/iba/pdf/auditcommapp.pdf>

Additional Information:

Contact: Jeff Kawar	(619) 533-4764
E-mail:	jkawar@sandiego.gov
(or) Elaine DuVal	(619) 236-6457
E-mail:	eduval@sandiego.gov

Related Information Links: <http://docs.sandiego.gov/municode/MuniCodeChapter02/Ch02Art07Division35.pdf>

<http://www.sandiego.gov/city-clerk/elections/eid/economic.shtml>

Frequently Asked Questions Related to Above Links:
<http://www.sandiego.gov/ethics/faqs/index.shtml>



THE CITY OF SAN DIEGO

**City of San Diego – Audit Committee
Candidate for Public Audit Committee Member Appointment**

Candidate Application Form

Applicant’s Name: _____ Business Affiliation: _____

Home Address: _____ Business Address: _____
(Including ZIP) (Including ZIP)

Telephone: _____ Business Telephone: _____

E-Mail Address: _____ Business E-Mail: _____

**** PLEASE ATTACH A RESUME WITH YOUR QUALIFICATIONS AND
BRIEFLY PROVIDE THE INFORMATION REQUESTED BELOW:**

Educational Background:

Audit Related Experience:

Professional Credentials:
(CPA, CIA, or other financial or legal)

Professional Audit or Financial
Organization Memberships:

Experience or Special Knowledge
Pertaining to Audit-Related Matters:

Civic or Community Experience
(Committees, Boards, Commissions, etc.)

Applicant Signature

Date

PLEASE FEEL FREE TO PROVIDE ADDITIONAL INFORMATION OR LETTERS OF ENDORSEMENT.
THANK YOU FOR YOUR INTEREST IN SERVING OUR CITY GOVERNMENT.

**Please send this completed Form and Resume by e-mail (to sdiba@sandiego.gov), fax (619-236-6556) or mail to:
The Office of the Independent Budget Analyst, 202 C Street, MS3A, San Diego, CA 92101, Attn: Jeff Kawar**