



Rancho de los Peñasquitos Planning Board
REGULAR MEETING AGENDA
Wednesday Feb 7, 2024 at 7:30 PM
LIVE AT THE YMCA AND VIRTUAL MEETING VIA ZOOM

Hi there,

You are invited to a Live in person meeting at the YMCA or a Zoom meeting.

When: Feb 7th, 2024 RPPB-07:30 PM Pacific Time (US and Canada).

Register in advance for this meeting:

<https://us02web.zoom.us/j/86298110626?pwd=UC9DQ1FQNFZ0NTNiY1U0SkdpMWJaQT09>

After registering, you will receive a confirmation email containing information about joining the meeting.

Meeting ID: 862 9811 0626

Password: 92129

Voice 1 669 900 6833 (San Jose) Meeting ID: 862 9811 0626

Notice - The internet is not very strong at the site, do not rely on this method for your voice to be heard.

7:30 pm – The Call to Order (all times listed are approximate).

7:31 pm - Appoint a Secretary for the meeting or term -

7:35 pm – Agenda Modifications -

7:38 pm – Approval of Minutes - Dec 2023 & Jan 2024

7:40 pm – Public Safety Agencies (Fire Station 40, SD Police Northeastern Substation)

7:50 pm – Public Forum - Non-Agenda Items (3 minutes per person and 12 minutes per topic)

8:00 pm – Public Officials (Community Announcements and Informational Items)

- San Diego City Office of the Mayor Todd Gloria - Emily (EPiatanesi@sandiego.gov)
- San Diego City Council, 1st District Joe LaCava - Joaquin Quintero (jqintero@sandiego.gov)
- San Diego City Council, 5th District Marni von Wilpert - Khayri D.Carter (KDCarter@sandiego.gov)
- San Diego City Planning Department - Matthew Nasrallah (MNasrallah@sandiego.gov)
- San Diego County, District 3 Supervisor Terra Lawson-Remer - Celsey Taylor (Celsey.Taylor@sdcounty.ca.gov) (Rachel.Beck@sdcounty.ca.gov)
- CA State 77th Assembly District, Member Brian Maienschein - Mark Manning (Mark.Manning@asm.ca.gov)
- CA State Senate District 38, Senator Catherine Blakespear -Aurora Livingston - (Aurora.Livingston@sen.ca.gov)
- CA State Senate District 40, Senator Brian Jones - Marc Schaefer (Marc.Schaefer@sen.ca.gov)
- US Congressman 52nd District, Scott Peters - Priscilla Huang (Priscilla.Huang@mail.house.gov)

BUSINESS:

8:10 pm Info Item - Cambridge - Del Sur

8:45 pm Action Item - LPCCAC - % - Ken Heinz - Motion to support a letter regarding the city changed the review process for CIPs in environmentally sensitive lands

8:55 pm Action Item - LPCCAC - % - Ken Heinz - Motion to support one or more of the request

9:15pm Info Item - Last call for election applications.



Rancho de los Peñasquitos Planning Board

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LIVE AT THE YMCA AND VIRTUAL MEETING VIA ZOOM

9:20 pm

REPORTS:

Chair Report: Brian Reschke (rppb.chair@gmail.com) -

Vice-Chair: Corey Buckner

Secretary: Vacant - Secretary (rppb.secretary@gmail.com)

Standing Committee Reporters:

- Land Use (Corey Buckner, Andrew Kiesling, Mary Fox, Martha Laundroche, Jeannette Poole)
- Wireless Communications Facilities (Tim Daugherty, Matt Megna, Steve Leffler)

Ad Hoc Committee Reporters:

- Media/Communications/Website (Matt Megna, Pam Blackwill)
- Extra Ordinary Benefits Subcommittee (Brian Reschke, Matt Megna, Corey Buckner, Steve Leffler, Pam Blackwill)

Liaison and Organization Reporters:

- Black Mountain Open Space Park (Open, Stephen Egbert)
- Community Funds (Pam)
- Community Planners Committee (Corey Buckner, Jon Becker, Brian Reschke)
- MCAS Miramar CLF (Stephen Egbert, Jon Becker)
- PQ Fire Safe Council (Stephen Egbert, Open) sites.google.com/view/rpfsc
- PQ Town Council (Brian Reschke)
- PQ Recreation Council (Steve Leffler) 16th Nov
- Los Peñasquitos Canyon Preserve CPC (Ken Heinz, Sunanda K)
- Park Village LMAD (Jon Becker, Mary Fox)
- Peñasquitos East LMAD (Brian Reschke, Matt Menga)
- Torrey Highlands LMAD (Sabina)
- Black Mountain Ranch South MAD (Ken Heinz, Brian Reschke) 830 Dec 14th
- Transportation Agencies (Ken Heinz, Matt Megna)

Member Comments -

10:00 pm ADJOURNMENT -

LAND USE COMMITTEE - Info Item - 7:00 PM - Cambridge School, Del Sur,

WIRELESS COMMUNICATIONS FACILITIES COMMITTEE - No Meeting

NEXT MEETINGS:

03/06/2024, 04/03/2024, 05/01/2024, 06/05/2024, 07/03/2024, 08/07/2024 - Dark, 09/04/2024

SEATS AVAILABLE BASED ON DISTRICT VACANCIES:

District 2, 3, 5, BMR 2, TH 1, RPTC and Renter at Large.

Records - www.rpplanningboard.com

Project Development Notice

CAMBRIDGE SCHOOL | APPLICATION SUBMITTAL

December 14, 2023

Dear Neighbor,

Hello! My name is Jean Kim and I'm the Founder and Head of School at The Cambridge School, a local faith-based private school. We recently purchased the vacant parcel at Coyote Bush Drive and Templeton Street in Del Sur with plans to build a new school campus.

This new campus home will provide the space needed to better support our mission to educate the next generation of young people to think well, love rightly, and live wisely—a mission we are passionate about!



After many years of searching for a new campus home, we are thrilled to have purchased this parcel amid stiff competition from other developers, especially knowing that it already zoned to allow for a school. That said, we understand the fear and uncertainty that often comes with new development and want to reassure you that we are committed to being a good neighbor. As such, we'd like to encourage you to be a part of the process with us by sharing your feedback and asking questions.

We've been dreaming about what our ideal campus would include for some time now, especially in light the challenges we face on our current campus on Black Mountain Road, and submitted our preliminary vision to the city this week for review. We plan to host a community open house in early 2024 so you can meet our team and learn more about what we're planning. Your comments will then be used to refine the project for future application submittal.

In the meantime, our team is currently working on a project website so you can stay informed of our progress. We encourage you to email us to receive project updates and notices about upcoming meetings. Additionally, we're available for one-on-one or small group meetings.

THANK YOU in advance for being part of this journey with us. We are so honored to be part of this wonderful community and are thrilled to be embarking on this next exciting chapter for The Cambridge School.

Sincerely,

Mrs. Jean Chung Kim
Founder & Head of School

**Application for Membership
Rancho Peñasquitos Planning Board (RPPB)**

EXHIBIT B

The Rancho de los Peñasquitos Planning Board has been formed and recognized by the City Council to make recommendations to the City Council, Planning Commission, City staff, and other governmental agencies on land use matters, specifically concerning the preparation of, adoption of, implementation of, or amendment(s) to the General Plan or a land use plan when a plan relates to the Rancho Peñasquitos, Torrey Highlands and Black Mountain Ranch communities' boundaries. The planning group also advises on other land use matters as requested by the City or other governmental agency.

I am a Resident of:			
<input type="checkbox"/> Rancho Peñasquitos	<input type="checkbox"/> Torrey Highlands	<input type="checkbox"/> Black Mtn. Ranch	<input type="checkbox"/> Other:
Interested in:		District (if known):	Select: <input type="checkbox"/> Election OR <input type="checkbox"/> To Fill A Vacancy
If application is submitted to fill an Appointed Seat, please complete.		Organization:	Commercial/Developer:
Name:		Email:	
Home Address:			# Yrs / Mos at this address:
		State	Zip
Home Phone:		Cell Phone:	Work Phone:
Commercial/Developer Appointed Seat, please complete.		Employer:	
Employer's Address:			State Zip

ALL APPLICANTS: Please describe previous board, land use, planning, etc. experience and why you are interested in joining RPPB:

Planning group members shall serve either as a committee member, organization member, or liaison of the planning group. It is highly recommended that all applicants read RPPB's bylaws prior to submitting this application. I understand that I must retain eligibility to remain on the planning board.

Applicant's Signature:	Date:
Identification (Government Issued):	

To be completed by RPPB

Date received:	Received by (RPPB rep signature):
Initial in box	Identification provided by applicant has been verified.
	Applicant is 18 years of age or older.
	Applicant has lived at their home address for a minimum of 30 days. (Verified with Government Issued ID or Utility Bill)
	Applicant meets election requirement of documented attendance at three (3) meetings, March – February, prior to the March election.

2024 RPPB Election

The 2024 election will fill Rancho de los Peñasquitos Planning Board (RPPB) even numbered districts and at-large seats as follows:

Rancho Peñasquitos Seats – District 2,4,6,8,10

Rancho Penasquitos Renter-at-Large

Black Mtn. Ranch Seat – At-large Seat #2

Torrey Highlands Seat – At-large Seat #2

Members of the RPPB shall be elected to serve for a fixed term of two years.

Candidate Eligibility

1. Eligible candidates must be at least 18 years of age.
2. An eligible Rancho Peñasquitos District candidate has resided within the boundaries of the respective district for which election is being sought at least thirty (30) days prior to election.
3. An eligible Torrey Highlands candidate has resided within the boundaries of the Torrey Highlands Community Plan for at least thirty (30) days prior to election.
4. An eligible Black Mtn. Ranch candidate has resided within the boundaries of the Black Mountain Ranch Community Plan for at least thirty (30) days prior to election.
5. Eligible candidates must have documented attendance at three regular meetings of the Rancho de los Peñasquitos Planning Board's last 12 meetings prior to the adjournment of the February regular meeting preceding the election.

Candidate applications must be submitted prior to the conclusion of RPPB's February 7, 2024 regularly scheduled meeting.

Applications should be submitted to one of the following RPPB members:

Elections Ad-Hoc Committee Chair Corey Buckner

Elections Ad Hoc Committee member Stephen Egbert segbert1@san.rr.com

RPPB Chair Brian Reschke – rppbchair@gmail.com

Election Location/Times

The elections will be held on March 6, 2024 between 4:30pm – 7:30pm at the location of the Penasquitos Library 13330 Salmon River Rd, San Diego, CA 92129.

(<https://sites.google.com/site/ranchopenasquitosplanning>) The final logistics will be posted on this RPPB website, included in March 6, 2024 RPPB agenda or by contacting the RPPB Chair or Secretary or ad hoc election committee chair.

Each voter will cast a single ballot. The Election is conducted by secret ballot and identification with current address is required; write-in candidates and proxy voting are NOT allowed.

[Click here for the application.](#)

To view Boundary Map and Voting Districts, [click here.](#)



ELECTION NOTICE

Rancho Peñasquitos Planning Board - March 6, 2024

4:30pm – 7:30pm Penasquitos Library at 13330 Salmon River Rd, San Diego, CA 92129

All persons wishing to vote in the Planning Board election must be at least 18 years of age and must have resided within the district or at-large seat boundaries for which they are voting for the thirty (30) days prior to the election to be eligible. Each voter will cast a single ballot. The Election is conducted by secret ballot and identification with current address is required; write-in candidates and proxy voting are NOT allowed.

Rancho Peñasquitos Candidates –

District 2 –
District 4 –
District 6 –
District 8 –
District 10 –
Renter-At-Large –

Black Mtn. Ranch Candidate –

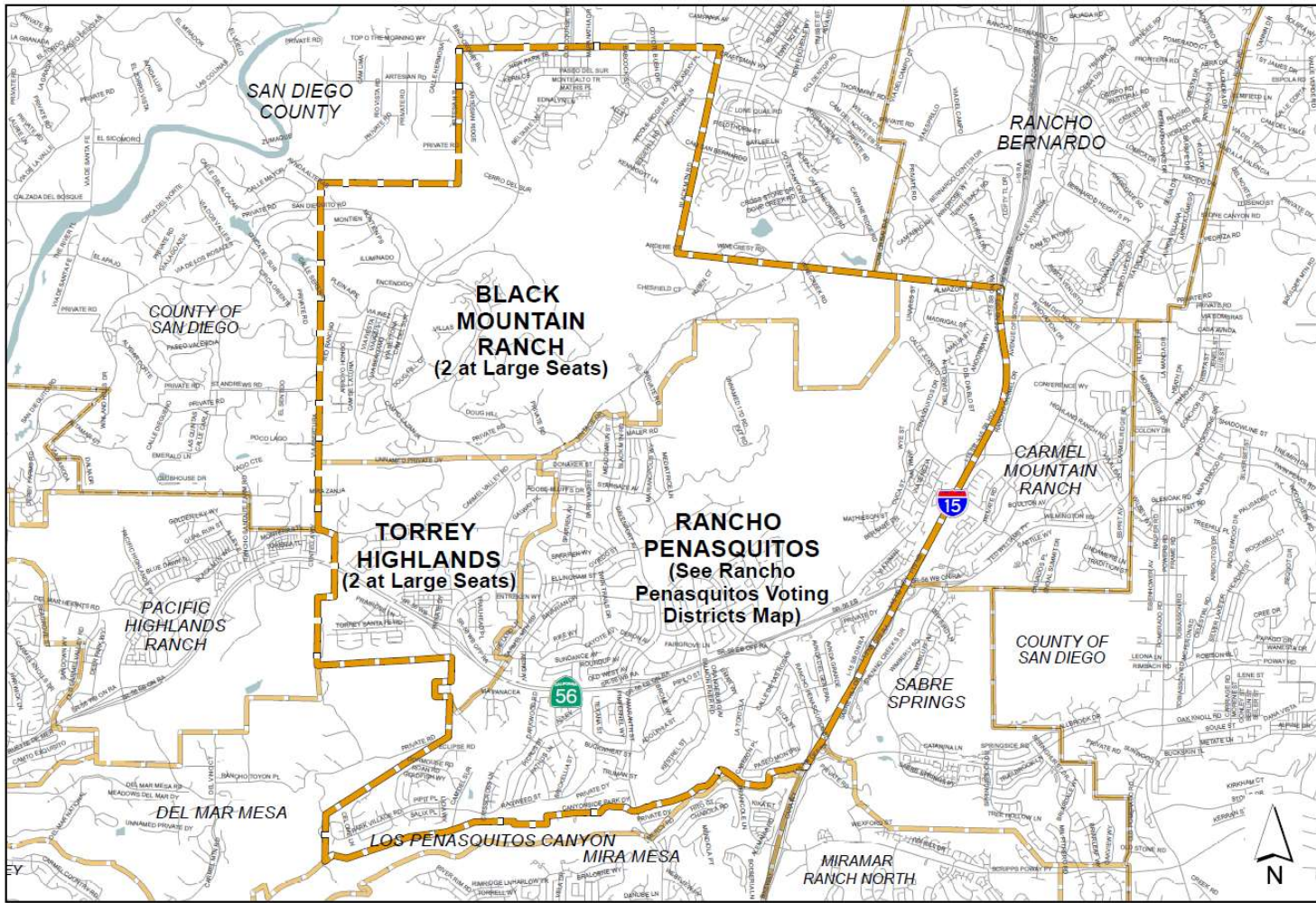
At-Large Seat #2 –

Torrey Highlands Candidate –

At-Large Seat #2 –

Members of the Rancho Peñasquitos Planning Board shall be elected to serve for a fixed term of two years. Election results will be reported during the March 2024 regularly scheduled meeting. Any challenge to the election results must be filed with the chairperson of the Elections Ad Hoc Committee or an officer of the Rancho Peñasquitos Planning Board in writing within 24 hours of the counting of the ballots in order to allow enough time to resolve the issue. Any challenge and the basis upon which it was resolved shall be reported prior to the ratification of the election results at the April regular meeting.

Questions: Election Ad Hoc Committee member Stephen Egbert segbert1@san.rr.com



Document Path: L:\GIS\Community Planning\Rancho Penasquitos\CPA_PROJECTing_BoundaryMap_06/19/2016.mxd



Exhibit A: Boundary Map - Rancho Penasquitos Planning Board Area



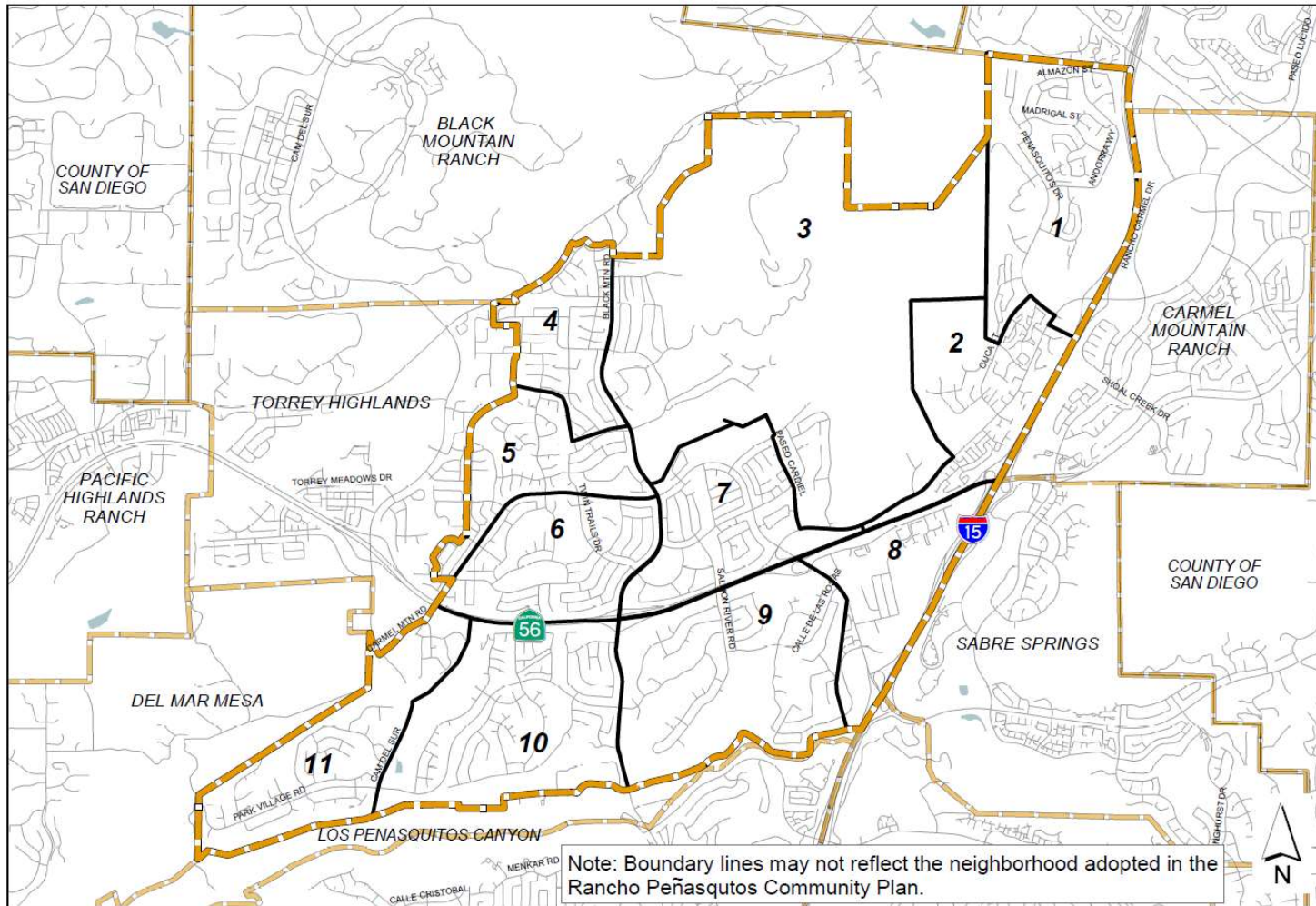


Exhibit A: Rancho Peñasquitos Voting Districts



To: Ben Hafertepe (BHafertepe@sandiego.gov)
 From: Rancho Peñasquitos Planning Board, Land-Use Committee
 Subject: RPPB Comments to the City Regarding Rhodes Crossing, PRJ-106437 (2nd Round Comments)
 Date: January 24, 2024

The RPPB Land Use Subcommittee presents the following comments regarding PRJ-106437 - Rhodes Crossing.

- Section 1 is a response to the City comments and Planned Development Permit
- Section 2 is a response to the Project Issues report dated October 23, 2023.
- Section 3 includes community comments collected as part of community information night, October 24th, hosted by the RPPB Land-Use Committee (LUC).

These comments should be considered in conjunction with the previous RPPB letter dated July 23, 2023. The project will be scheduled as an action item on a future RPPB agenda (date TBD) following public circulation of draft environmental documents pursuant to CEQA.

As the City recognized Planning Group charged with reviewing development projects within the communities of Rancho Peñasquitos, Torrey Highlands and Black Mountain Ranch, the RPPB looks forward to being part of the process and to providing further comments on future submittals and future cycle reviews of this project.

The RPPB relies upon the City Municipal Code in directing their review of Planned Development Permits within our community boundary. The Municipal Code 126.0605(a)(1) - findings for a Planned Development Permit; which requires the decision maker (City Council) to make a finding in approval of the PDP that the "proposed development would not adversely affect the applicable land use plan" - which in our case is the City adopted Rancho Peñasquitos Community Plan.

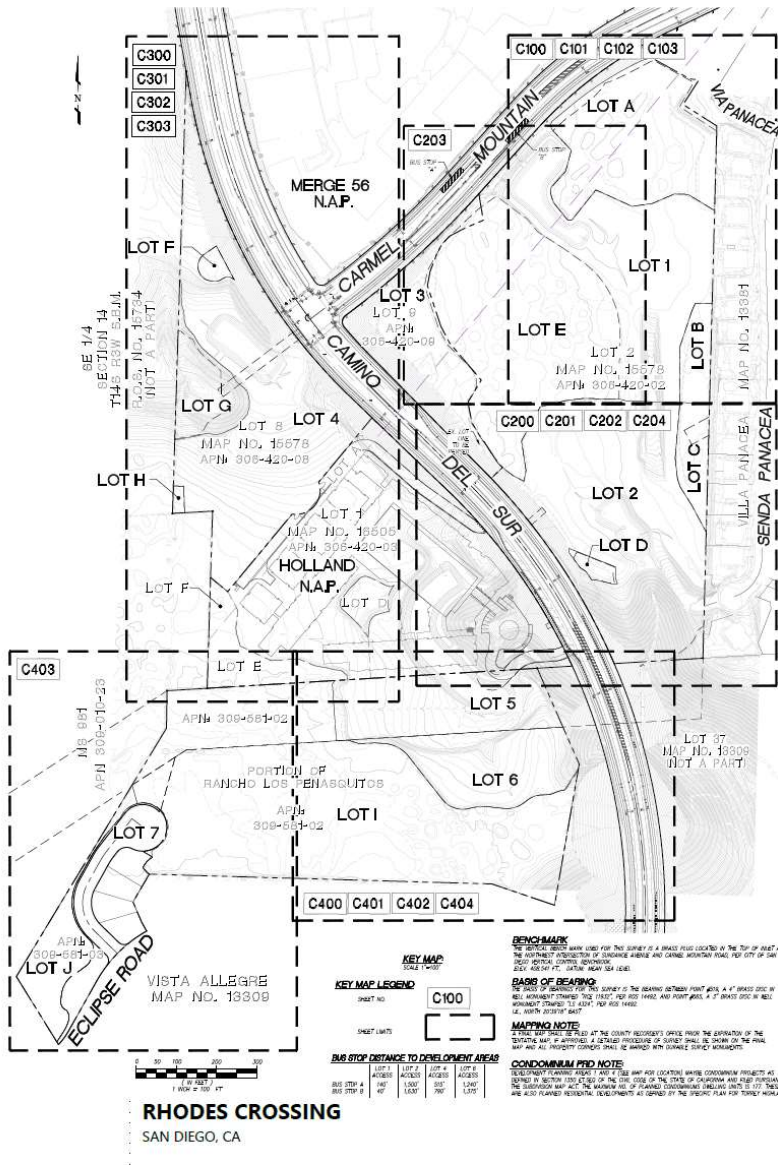
RPPB Comment Number	Document (if applicable)	Comments
Item 1	City Dept Comments Comment #54 Grant Ruroede	<p>The RPPB provides the following comments on the review package:</p> <ul style="list-style-type: none"> • Comment states: <i>“LDR-Planning recommends the proposed zoning as follows: for Lots 1, 3, 4, 6, 7, 10-12, and 15 apply the Open Space-Conservation (OC-1-1), Lots 13 and 14 apply Medium Density (RM-1-1), Lots 2 and 9 apply Medium Density (RM-1-3), Lot 5 apply High Density (RM-3-9), and Lot 8 apply Commercial Community (CC-1-3). The project’s proposed zoning for Lots 16-17 would remain zoned Residential Single Unit (RS-1-14). (Informational)”</i> • RPPB requests that LDR-Planning update the comment be corrected to reflect the current lot numbers submitted 6-2-2023. (See Image 1 Below.)
Item 2		<ul style="list-style-type: none"> • Using the map presented in the 6-2-2023 RPPB LUC recommends the proposed zoning as follows: <ul style="list-style-type: none"> ○ Lots A, B, C, D, E, F, G, H, I, J remain Open Space-Conservation (OC-1-1) ○ Lot 1 and Lot 2 to stay zoned RS-1-14 or zoned no greater that RM-1-3 with a maximum height limit of 30’ with no height variance permitted which would be more consistent with the adjacent single-family homes on Senda Panacea and the sensitive vernal pool areas.

RPPB Comment Number	Document (if applicable)	Comments The RPPB provides the following comments on the review package:
		<p>Keeping this RS-1-14 or RM-1-3 and limiting the density may also eliminate the need for a new access road off Camino del Sur.</p> <ul style="list-style-type: none"> ○ Lot 3 to be zoned Open Space-Conservation (OC-1-1) since it is nearly completely cut-off from Lot 1 by Lot E, which is a vernal pool. Any commercial use of Lot 3 would have a potentially negative impact on the adjacent large vernal pool in Lot E. ○ Lot 4 to be zoned RM-3-9, to be consistent with the adjacent Holland Project (N.A.P.) ○ Lot 5 is located on an SDGE easement and may not have any permanent structures built on the lot. ○ Consider incorporating Lot 5 with Lot 6 to enlarge the passive park acreage ○ Lot 6 be clearly designated AR-1-1 Open Space-Conservation (OC-1-1) and remain a passive park or be considered “reserved for future community use. ○ Lot 7 remain zoned Residential Single Unit (RS-1-14)
Item 3	Rhodes Crossing Tentative Map Sheet Sheet C404	<ul style="list-style-type: none"> ● Regarding Lot 5: What is the purpose of this parking lot? Was it promised as overflow parking for the adjacent Holland Project (N.A.P.)? The current parking requirements for the project density for the adjacent Lot 6 is sufficient so therefore, the parking lot is not needed. Could the passive park in lot 6 be expanded to include Lot 5, or part of lot 5, to minimize the large parking lot and maximize the open space available for the project residents.
Item 4	City Dept Comments Comment #88 and 89 Grant Ruroede	<ul style="list-style-type: none"> ● Comments state: <ul style="list-style-type: none"> ○ <i>Lot 5 comment regarding building height: The maximum structure heights as depicted on the section illustrations on Sheet A116 is approximately 87’ and 7”, which exceeds the structure height maximum in the RM-3-9 zone, which is 60’ per Table 131-04G in §131.0431(e). A deviation from this development standard, or a modification to the plans, will be needed as the project is currently proposed.</i> ○ <i>Lot 5 comment regarding max lot coverage: The maximum lot coverage in the RM-3-9 zone is 7,000 square feet, which the proposed development on this lot exceeds. A deviation from development standards in the recommended base zone will be needed.</i> ● RPPB requests lot 2 (old lot 5) to be zoned RM-1-3 with a maximum height limit of 30’ with no height variance permitted which would be more consistent with the adjacent single-family homes on Senda Panacea and the sensitive vernal pool areas.

RPPB Comment Number	Document (if applicable)	Comments
Item 5	Rhodes Crossing Tentative Map Sheet A101	<p>The RPPB provides the following comments on the review package:</p> <ul style="list-style-type: none"> • RPPB requests additional views of the of the LOT 2 project shown from multiple locations on Senda Panacea that reflects the height and scale of the project compared to existing homes. • In addition, RPPB would like to see cross-sections and height differentials compared to adjacent homes. • Can view simulations be provided?

Image 1

PREPARED BY: Name: KETTLER LEWICK ENGINEERING Address: 1620 5TH AVE SUITE 675 SAN DIEGO, CA 92101 Phone No. (619) 269-3444 Fax No. (619) 269-3459	Original Date: 06-15-2022 Revision 1: 06-02-2023 Revision 2: Revision 3: Revision 4: Revision 5: Revision 6: Revision 7: Revision 8:
PROJECT ADDRESS: CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR	Sheet 1 of 86
PROJECT NAME: RHODES CROSSING	C001
SHEET TITLE: CIVIL COVER SHEET - OVERALL SITE DEVELOPMENT	



BENCHMARK
THE BENCHMARK MARK USED FOR THIS SURVEY IS A BRASS PEG LOCATED ON THE TOP OF INSET AT THE INTERSECTION OF CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR. THE TOP OF THE PEG IS 1.00 FT. ABOVE MEAN SEA LEVEL.

BASE OF BEARING
THE BASE OF BEARING FOR THIS SURVEY IS THE BEARING BETWEEN POINT A AND POINT B IN ALL MOMENT STATIONING. THIS BEARING FOR THIS SURVEY IS 118° 00' 00" IN ALL MOMENT STATIONING. THIS BEARING FOR THIS SURVEY IS 118° 00' 00" IN ALL MOMENT STATIONING.

MAPPING NOTE
THIS SURVEY WAS PERFORMED AT THE COUNTY REGISTRAR'S OFFICE PRIOR TO THE EXPIRATION OF THE EXISTING MAP. IF ANY CHANGES TO THE SURVEY ARE REQUIRED, THE SURVEYOR SHALL BE RESPONSIBLE FOR THE MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.

CONDOMINIUM PPD NOTE
DEVELOPMENT PLANNING NUMBER: 2023-01-01. THIS MAP AND LOCATIONS WHERE CONDOMINIUM PROPERTY ARE SHOWN IN SECTION 13309 ARE OF THE COUNTY OF SAN DIEGO, CALIFORNIA AND ALSO PURSUANT TO THE PROVISIONS OF THE BOUNDARY MAP ACT (B.M.A.) AND THE BOUNDARY MAP ACT (B.M.A.) THESE ARE ALSO PLANNED RESIDENTIAL DEVELOPMENTS AS SHOWN BY THE SPECIAL PLAN FOR TORREY HORNMAN

Section 2 - Response to the Project Issues report dated October 23, 2023.

RPPB Comment Number	Document (if applicable)	Comments
Item 6	Discretionary Report Page 1-2	<p>The RPPB provides the following comments on the review package:</p> <p><i>Proposed Rezone - The project proposes to rezone Lots 1-7 (306-420-02-00) and Lots 9-12 (306-420-08-00) from AR-1-1 (1 du/10 ac) to RM-4-10 (109 du/ac), and Lots 13-15 (309-581-02-00) from RS-1-14 (9 du/ac) to RM-4-10 (109 du/ac). ^{*1} The proposed RM-4-10 High-Density Multi-Family Dwelling Units zone is not consistent with the land use designation of Residential Very Low and Low Density for the project site. This proposed zoning would support up to 3,814 dwelling units on the RM-4-10 lots, 22 single family homes in the RS-1-14 zones, and 54 units within the CC-1-3 zoned lots on the project site (3,890 units in total). In comparison, the current zoning for this project would allow for 3 units within the AR-1-1 zoning, and 127 single family homes within RS-1-14 zoning (130 units in total).</i></p> <p><i>Recommended Rezone and Community Plan Designation - Staff recommends each lot be zoned and designated as follows. ^{*2} Staff created graphics for these changes and will email to the applicant outside of the review comments.</i></p> <p><i>Lots 1, 3, 4, 6, 7, 10, 11, 12, and 15: zoned Open Space-Conservation (OC-1-1) and designated Open Space.</i></p> <p><i>^{*3} Lot 2 and 9: zoned RM-1-3 lower density multiple dwelling units and designated Residential Medium-Density Multi-Family (10-22 du/ac).</i></p> <p><i>Lot 5: zoned RM-3-9 medium density multiple dwelling units and designated Residential High-Density Multi-Family (45-73 du/ac).</i></p> <p><i>Lot 8: zoned CC-1-3 and designated Community Commercial. If applicant would like Lot 8 to be commercial, it is recommended that that lot be rezoned at the same time as all other lots.</i></p> <p><i>Lot 13 and 14: zoned RM-1-1 lower density multiple dwelling (10-15 du/ac) units.</i></p> <p><i>Lot 16 and 17: to retain Residential Single Unit zoning, RS-1-14 and designated Residential Very Low & Low Density (0-5 du/ac).</i></p> <p>^{*1} RPPB agrees with this statement. The proposed RM 4-10 is out of scope and character for the adjacent residential neighborhood.</p> <p>^{*2} RPPB would like a copy of these graphics presented to the applicant.</p> <p>^{*3} RPPB recommends Lot 9 ((new lot 7) to remain Residential Single Unit (RS-1-14)</p>

RPPB Comment Number	Document (if applicable)	Comments The RPPB provides the following comments on the review package:
Item 7	Project Issues Report Page 13 Parks	<p>RPPB would like the city to update the Community Plan to reflect a new estimate for the required park space that is based on the total density of the approved units in the Rancho Penasquitos, Torrey Highlands, and Black Mountain areas. This new proposed amendment with increased density should be evaluated against the new calculation.</p> <p>RPPB believes that new calculations would show a requirement for additional park space, which may be satisfied by keeping Lot 6 as a passive park for the amended project.</p> <p>The 3.5 acre park should be retained per the original TM due to the increased population within ¼ mile walking distance.</p>
Item 8	Project Issues Report Page 14 Visual Effects Neighborhood Character	RPPB agrees with this statement. The project far exceeds the allowable bulk, height, and scale for of the surrounding neighborhood community.
Item 9	Project Issues Report Page 15 Visual Effects Neighborhood Character	<p><i>Community Plan Amendment:</i> <i>The Rancho Peñasquitos Community Plan identifies future residential development as a major issue. The remaining available residential land in Rancho Peñasquitos, including this site, is characterized by canyons and hillsides. The Plan states that “many community residents would prefer development at lower densities and clustered to preserve open space and to avoid excessive grading on sensitive slopes.” Furthermore, the Plan’s Residential Element recommends protection of designated single-family areas. Lot 4 of the proposed amendment site, totaling approximately 5.26 acres located southwest of the intersection of Carmel Mountain Road and Camino del Sur, is identified as a protected single family area in the Community Plan. The Plan recommends protecting these areas by not approving “requests for rezoning or other discretionary actions which could result in construction of any type of residential structures other than traditional single-family residential dwellings” (p. 21). Currently, the site is designated primarily for Low-Density Residential (1-5 du/acre) with approximately 3.5 acres identified as a private passive park area.</i></p> <ul style="list-style-type: none"> • RPPB supports this statement. When the RPPB board approved the Holland project, it was approved with the condition that the remaining lots would remain single-family homes and include a 3.5 acre park. Ideally, the applicant would honor this request. • RPPB recognizes the need for additional density and would consider construction of another type of residential structure in new Lot 4. Lot 4 to be zoned RM-3-9, to be consistent with the adjacent Holland Project (N.A.P.)

RPPB Comment Number	Document (if applicable)	Comments The RPPB provides the following comments on the review package:
Item 10	Project Issues Report Page 17 View Corridor	<ul style="list-style-type: none"> RPPB requests a view from the Del Mar Mesa, Rancho Penasquitos Canyon, and the finger canyons between Darkwood and Camino del Sur be generated which depicts the bulk, height, and scale of this project. The 5 story + loft + rooftop amenities will be visible for miles in all directions and represents a significant impact.
Item 11	Project Issues Report Page 18 Community Planning Group	<ul style="list-style-type: none"> RPPB does not plan to vote on the project until all impact studies are completed and an EIR determination is made. RPPB recommends that the applicant present an alternative plan which represents less environmental and community impacts.

Section 3 - Community Comments

On October 24, 2023, the RPPB LUC hosted a community information night and invited the applicant to present to the community. Keith Rhodes and Pamela Blackwill attended the meeting and presented the current proposed amendments to the community. Comments were collected online and during the meeting. The information below is a summary of the comments collected online and during the meeting.

300+ Rancho Penasquitos residents submitted feedback. Key concerns are traffic and parking issues, the proposed removal of a 3.5-acre park, environmental repercussions, reduced quality of life, infrastructural burdens, and several other miscellaneous issues.

Traffic Concerns

- Road Congestion
 - An additional 500 households could add over 1,000 cars on already busy streets.
 - Cumulative impact from already approved but not built Merge 56, The Preserve, Santa Fe Summit, and Holland Apartments
 - Increased traffic during peak hours getting to the new projects and schools.
 - Safety around schools with increased traffic
 - Elevated levels of CO2 in neighborhoods
 - The current road infrastructure cannot support additional traffic volume. i.e. roundabouts on Merge Ave, single-lane bridge from Carmel Mountain, single lane on Camino Del Sur to Park Village Rd
 - Highway 56 stacking lanes and on/off ramps are insufficient for the overall traffic count planned. Highway 56 is already congested.
- Emergency evacuation
 - Concerns are increasing with the growing density. Camino Del Sur is identified as the required exit route for Park Village.
 - In the event of an evacuation, higher density would put Park Village and current Residents at increased risk
- No Mass Transit
 - The nearest MTS bus stop is at least 2.7 miles away via 56 bike trail, whose walking time is > 1 hour.
 - What steps are being taken to mitigate potential congestion?

Parking Concerns

- Parking Concerns
 - Lack of parking space for new residents may cause congestion on nearby roads.
 - Excess street parking in established areas will escalate noise, congestion, and litter issues.

Elimination of 3.5 Acre Park Concerns

- Elimination of Park Concerns
 - The proposed development plan lacks sufficient green space. The nearest parks are substantially distant.
 - Without a designated park, new residents are likely to use the surrounding neighborhood for pet walking/excretion.
 - Existing parks are already often full with little available parking

Environmental Concerns

- Vernal Pools and Wildlife Corridor Concerns
 - Given the significant deviation from the original plan, is a new EIR being done?
 - What is the environmental impact? How will greenspaces and biodiversity be preserved or enhanced?
 - Threat to Vernal Pools
 - Difficult to keep people out of the Preserve and protected vernal pool areas. Especially regarding exercising pets and pet waste with the elimination of the park.

Quality of Life Concerns

- No Height Restrictions
 - (Lot 2) – 7-story apartment (will appear as 9 stories due to starting elevation!)
 - Intrudes on privacy and normal use of property of adjacent homes.
 - Clear, unimpeded visuals of neighboring properties and their interiors creating safety and security concerns.
- Loss of Sunlight
 - Impact on solar panels with decreased sunlight
 - Diminished quality of life
- Noise Pollution
 - The influx of residents and vehicles will cause a significant increase in noise for a normally very quiet neighborhood.
 - The arrival of additional residents and vehicles will considerably escalate the noise levels in a normally quiet neighborhood.
 - Noise during construction
- Does not match the community's current aesthetic.
 - Does not “step up”. 2-story single-family homes to 6/7-story apartments
 - Visible from almost anywhere in PQ, including the PQ canyon, and completely out of scale with approved Community Plan and neighborhood character.
- Overcrowding of community
 - overcrowded stores, community events, restaurants, schools, etc...

Infrastructure Concerns

- Water and Electricity
 - The strain of increased demand for water and utilities due to increased density on our existing infrastructure.
 - Sustainability of these in the long term
- Trash collection

- The city of San Diego, with the recent \$57/parcel per month trash collection fee, will receive \$3000/month (\$36,000/year) from trash collection fees were this area to remain single family houses, but it will receive zero if this were an apartment complex.
- Emergency services
 - Strain on existing Fire, Ambulances, and Police resources leading to longer response times for whole community.
- Health concerns
 - Increased density with removal of park will result in surrounding neighborhoods being used for pets to pee/poo. (There has already been a recent increase in pet waste from newly built homes in area)

Miscellaneous Concerns

- Changes from original plan
 - The community has already compromised on this lot with this developer, and now he is going back on his end of the agreement and asking for more.
 - Cumulative changes to this area include: the nearby Catholic church property being converted into a business park, the Merge56 business area being converted into a biotech campus and daycare, and now this proposed change resulting in a massive overbuild from this area's original design.
 - If approved, the developer will sell. What will protect the community from further changes/density increases? (As happened with the Holland Project)
- Max Height allowed 0
 - Can a max height be put on the development beyond the zoning to prevent further increases?
- Has this received adequate CEQA evaluation?
- The current market demand is for single-family housing: <https://www.axios.com/local/san-diego/2023/09/11/san-diego-new-builds-housing-demand>