

**RANCHO BERNARDO
COMMUNITY PLANNING BOARD**
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Regional Issues Committee

Meeting Agenda

August 1, 2006

7:00 PM, Rancho Bernardo Swim and Tennis Club, 16955 Bernardo Oaks Drive

1. Community Plan Amendment – Bernardo Heights Elementary School Site

A request has been made to the City to initiate an amendment to the Rancho Bernardo Community Plan to redesignate a proposed elementary school site in Bernardo Heights to medium density (14 to 29 dwelling units per net acre) residential use. For more information about this request and the initiation process, please see the Regional Issues meeting notes for July, which can be found at www.RBPlanningboard.com. This item is back before the Regional Issues Committee to provide interested residents with the opportunity to provide comments regarding the proposal. The item will go before the full Board at the August meeting.

2. Facilities Financing Plan Update

The draft Facilities Financing Plan is now complete. The draft report is available at www.RBPlanningboard.com. Previous comments made by the Committee are also posted on the Planning Board website. The item will go before the full Board in August.

3. Draft Lease between the City of San Diego and the San Dieguito River Park Joint Powers Authority for Phase 1 of the Lake Hodges Pedestrian Bicycle Bridge

A condition of constructing the Lake Hodges Pedestrian Bicycle Bridge is approval of a lease from the City of San Diego to construct the bridge on land owned by the Water Department. We will review the lease conditions for consistency with the Board's previous action on this proposal. A copy of the lease is posted on the Planning Board website.

The following conditions were previously approved by the Planning Board for this project:

- a. Approval of the portion of the project that extends from the south end of the trail staging area south to the Community Park shall be delayed until an appropriate alignment has been identified. This part of the project shall be separated from the rest of the Site Development Permit and processed as a second phase of the project.
- b. Construction of the trail leading from the bridge to the staging area shall be conditioned upon the approval of the second phase of the Site Development Permit.
- c. The River Park staff shall continue to work with the Rancho Bernardo Community Planning Board and City staff to identify an alignment for the southern segment of the project that does not impact the visual quality of the Community Park entrance or the existing pedestrian uses in the area.
- d. The Site Development Plan and City Lease shall include a condition that requires the maintenance and monitoring of the willows and mule fat to be planted as screening

material in front of the cantilever trail's concrete piles. These activities shall be implemented for the life of the project to ensure the long-term health of this screening vegetation. Dead or dying vegetation shall be replaced in a timely manner. If the hydrology in the area changes and the plantings die due to a lack of water or from too much water, than this vegetation shall be replaced with other appropriate screening vegetation that can tolerate the changed conditions.

- e. The Site Development Plan and City Lease shall include a condition that requires the development and implementation of a program to monitor the use of the bridge by various user groups. If a conflict between users is identified, measures shall be implemented in a timely manner and in consultation with City staff to ensure the quick resolution of such conflicts.
- f. The Site Development Plan and City Lease shall include a condition that prohibits the opening of the pedestrian/bicycle bridge until bike lanes are provided along West Bernardo Drive, a signalized intersection is operational at the south end of the bridge, and there is a opening in the center median at the intersection to permit access to and from the bridge from the south side of West Bernardo Drive.
- g. The City lease and the JPA Board of Directors shall acknowledge that the Rancho Bernardo Community Plan designates West Bernardo Drive as a four lane major street and that at sometime in the future the road may have to be widened to accommodate additional traffic. Widening may result in the temporary closure and/or replacement of the pathway that is proposed to extend from the bridge to the trail staging area. In addition, the lease shall acknowledge that bike lanes will be maintained on West Bernardo Drive following widening and the median will remain open for bicycle access at the intersection with the south end of the bridge.

4. Redirection of Flow Report for a Trunk Sewer in the Green Valley Creek Area

We will review the draft report and provide recommendations to the full Board regarding how permanent access to the sewer line for maintenance would be best provided to ensure safe access to the line, while protecting the sensitive canyon habitat that extends from east of I-15 into Lake Hodge. This item will be heard before the full Board at its August Planning Board meeting.

5. Airport Relocation Proposal

The Committee will continue its discussion of the joint use proposal at Miramar and review the proposed ballot language. The Committee will also discuss arrangements for inviting speakers from both sides to the Planning Board's September meeting.

Ballot Language: "To provide for San Diego's long-term air transportation needs, shall the Airport Authority and government officials work to obtain approximately 3,000 of 23,000 acres at MCAS Miramar by 2020 for a commercial airport, provided necessary traffic and freeway improvements are made, military readiness is maintained without expense to the military for modifying or relocating operations, no local taxes are used on the airport, overall noise impacts are reduced, and necessary Lindbergh Field improvements are completed?"