



## Rancho Peñasquitos Planning Board Meeting Minutes

January 5, 2011

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

Absent: Morri Chowaike, Lynn Murphy (Leave of Absence), Scot Sandstrom

Community Members & Guests (Voluntary Sign-in): James Rader, Andre Gold

- 
1. The meeting was called to order at 7:40 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present.
  2. Agenda Modifications: none
  3. MINUTES: Corrections were recommended.  
**Motion:** To approve the December 1, 2010 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C - LaGrone/Spurr/Approved 10 in favor – 0 against – 2 abstentions (Barker/Shoecraft).
  4. Guests: No representatives from Public Safety in attendance.
  5. NON-AGENDA, PUBLIC COMMENTS:
    - a. James Rader (Park Village resident) inquired who to talk with about a small grant for native habitat garden at Park Village Elementary School; directed to Town Council.
  6. ANNOUNCEMENTS & INFORMATION ITEMS:
    - a. San Diego City Mayoral Office – Stephen Lew was not in attendance.
    - b. San Diego City Council District 1 Report – Stephen Heverly
      - i. New City Council members sworn in, Tony Young (Dist. 4) was elected as Council President. Sherry Lightner was appointed to LU & H Committee as Chair and Dist. 1 office hired a consultant who previously worked in the City's Office of Independent Budget Analyst to assist. Lightner was also appointed to Natural Resources & Culture Committee, Rules Committee and Budget Committee; and Lightner participates on numerous outside committees.
      - ii. Info on City's Water Conservation Rebate program for outdoor irrigation/landscape installations (residential & commercial) that conserve water will be posted on Dist. 1 website. Info is also posted on the City website's conservation page.
      - iii. Lightner released a memo to Chair Alvarez of NR & C Committee requesting creation of a new comprehensive Water Policy to include: 1) new tiered rates for billing (more economically aggressive to encourage conservation), 2) increased use of reclaimed water, 3) more economic incentives to conserve similar to rebate program.
      - iv. Pump Station meeting is set up for 1/18/11 at 11:30am with Ferrells, City Staff, contractors & consultants to review issues. Will provide a tie in to camera system to show Ferrells real time what is seen. Discuss how noise study results were attained by consultants.
        - Becker asked if final payment had been made or bond released. Heverly didn't believe the bond had been released or final payment made. Becker asked if a block wall was approved to mitigate noise. Heverly stated that City staff were not favorable to masonry wall. Ferrells received funds to plant additional trees along property line.

- Heverly added that contractor had a requirement of 45d at property line (General Plan guidelines) and Lightner was concerned that municipal code calls for 40d which is regulation conflicts with Gen. Plan. Becker added that the masonry wall would mitigate and Sellers added that 5d is an 11% reduction in noise. Heverly invited all interested parties to attend the meeting; location 8888 Sparren Way.
- v. Winter storms/damage (plugged storm drains, trees down, road damage, potholes, etc – all water damage will be classified as storm related to recover monies from FEMA or State Office of Emergency services if possible. Call Dist.1 offices to report any damage.
- vi. Dist. 1 Offices received calls from Santaluz residents that a large number of street lights along Camino del Sur were out again. Working with Streets Dept. and Police to create a solution to stolen copper wire from lights. Report if lights are out or suspicious activity and get the word out.
- vii. Leadership Speech Contest & Scholarship through the City of San Diego Chapter of the National Management Association for 9-12<sup>th</sup> grade students was briefly discussed.
- c. San Diego City Planning & Community Investment Report – Michael Prinz was not present.

## 7. BUSINESS.

Andy Field, City Staff requested that agenda items Maintenance Assessment Districts and Community Monument Signs order be switched so Glen Schmidt could give his presentation and leave; Mr. Fields & Mr. Womack were there for both presentations. Sellers agreed to modify the agenda order.

### a. **Community Monument Signage (Action Item) – Glen Schmidt**

Presentation of monument designs (5 locations) which incorporated RPPB's previously documented suggestions (see attached handout). Signage will use the serif font Centaur, capital letters will be 8" tall. "Welcome" was removed per our request; ADA also recommends that signage not use script type fonts. All signs will be approx. the same size with slight color variations. Smaller location on Black Mtn. Rd. will have less landscaping around it, but all 5 signs will be re-landscaped.

Andy Field, City Staff, discussed the cost for the 5 monument signs, cost-shared arrangement with City & Rancho Peñasquitos. Funds would come from the PQ East and Park Village MADs; \$186,475 total for all costs including design, administrative, ancillary costs and installation or approx. \$37,000 per sign. To-date, \$117,000 has been allocated from the 2 MADs. The project needs an additional \$69,000 to complete and the PQ East Trust Fund could be used. Signs should be completed in approx. 7 months (Summer 2011).

Bende asked for the balance of the PQ East Trust Fund today. Fields was unsure as he doesn't oversee this fund but there is enough to cover this project. Diehl stated that he made the suggestion to use the Trust Fund and per his records (2008), the PQ East Trust Fund had a balance of \$799,000.

Becker asked Diehl to clarify whether the Trust Fund could be used for Community Improvement projects, not just Parks & Rec projects. Fields stated that the Fund Custodian stated that this fund can be used for the project.

Politte noted that the design plans incorrectly list the location on Rancho Peñasquitos Blvd. as Peñasquitos Drive and it needs to be corrected.

Sellers asked to clarification that there are 5 locations, 5 signs for the \$186,475.

**Motion:** To approve the Rancho Peñasquitos Monument Signs Project #10-427 as designed. M/S/C – Bende./Keating/Discussion.

i. Discussion:

- Becker inquired if they could be constructed with electric or solar powered illumination for now or in future. Schmidt stated that it wasn't in their scope of work, but it is possible to bring service into the medians, but expensive.
- Rhodes asked for clarification whether letters would be reflective. Schmidt stated that he did not follow through on our previous recommendation; he felt it would not provide the elegant look that was requested.
- Keating asked why Schmidt was concerned about reflectivity; Schmidt stated it would look tacky at night and lights from passing cars will illuminate the letters.
- Bende wanted to see the location of the northern Carmel Mtn. Rd. sign; has been moved from present location near I-15 to south of Peñasquitos Drive.

ii. Public Questions & Comment:

- Rader stated he liked the design & finish but suggested that a darker rock color would match our local natural rocks, similar to rocks at Canyonside Park between the buildings. Diehl added that rocks at Canyonside are darker because they depict a riverbed (wet rocks).
- Stephen Egbert asked who would be responsible for maintenance, cleanup if vandals damage (additional letters to replace if needed). Field stated that the MADs would have that additional responsibility. Schmidt added, the monument's surface has anti-graffiti coating.
- The last original sign on Rancho Peñasquitos Blvd. will be relocated and displayed at Canyonside Park.

Sellers called for a vote on the motion as presented.

Motion was approved 14 in favor – 0 against – 0 recusals – 0 abstentions.

**Motion:** To authorize the use of \$69,000 from PQ East Trust Fund #10596 for the monument signs with any remaining unused funds to be returned to the Trust Fund. M/S/C – Diehl/LaGrone/Approved, 14 in favor – 0 against – 0 recusals – 0 abstentions.

Schmidt will email presentation materials incorporating the street name change to Politte for the minutes.

b. **Maintenance Assessment Districts (Action Item) – Andy Field, Asst. Deputy Director in charge of MADs Program and Roger Womack, District Manager in charge of Operations and Contract Management within our MADs.**

Sellers asked Field to explain why only 3 MADs are being discussed tonight.

RPPB oversees 3 Community planning areas (Rancho Peñasquitos, BMR & Torrey Highlands) as well as 5 Maintenance Districts within those planning areas. Discussion tonight is for Park Village MAD, PQ East MAD & Torrey Highlands MAD; their budgets have been vetted through their respective advisory committees.

Not on agenda tonight are Black Mtn. Ranch's 2 MADs: 1) covers Santaluz & southern half of BMR and 2) a lighting district which covers the northern portion of BMR (Del Sur). The Santaluz Maintenance Association coordinates meetings and invites HOA participation; when Field approached the SMA about presenting their budget at RPPB meeting, they declined and preferred to have a private meeting, noticed publicly. City

responsibility is to have one publicly noticed meeting for budget approval, but the community has a choice where it takes place whether at planning groups or other community meeting. Their budget was presented to them directly. The BMR North Lighting District will be combined with all other lighting districts at one publicly noticed meeting downtown on 1/27/2011, 1250 6<sup>th</sup> Avenue 1st Flr. from 1-4pm.

Field gave an explanation on how to read the budget; currently in 2011 fiscal year (July 1 - June 30). Draft Budgets were presented (see handout). Specific item comments & questions:

i. Park Village MAD

- Services – Landscaping, Brome Way Slope Restoration Project – slope failed in the Caltrans right-of-way. City repaired slope and have sent Caltrans the bill for reimbursement. Funds when reimbursed will go back into the MAD.
- Spending down the fund balance (expenses are higher than revenue). State law, Street & Highways Code, requires that reserve funds not exceed ½ of yearly budget or a reduction in assessments could take place to reduce the reserves. Becker stated that there are projects the MAD will complete now to maintain the reserve limits. There are also reserves in there for the Camino del Sur extension should that happen.

ii. Peñasquitos East MAD

- Contracted landscaping services amount increased due to City requirement of all contractors with 12 or more employees, that they must pay their employees a living wage.
- Water costs are expected to go up 9 ½ %. Some MADs are using reclaimed water now along Black Mtn. Rd. and City wants to add other areas. Middle section of pipeline between Black Mtn. Rd & Camino del Sur (through Canyonside Park) is missing. All roads in Torrey Highlands included purple pipe as a requirement of developers. Water rates could be reduced for MADs if connection is pushed by City Council.
- Assessment rate will go up to \$16.92 per EBU which is maximum increase allowed without an election.
- EBUs from 2010 – 2011 increased by 14.54 EBUs; additionally Cresta Bella, once on line should increase the EBUs (increase of approx. 125 apartment units). Old use of Cresta Bella will go away and new use, additional units will get plugged in.

iii. Torrey Highlands MAD

- Couple of projects underway add to the administration expense.
- Reserves are high and attempting to take over maintenance on the right-of-ways.
- Assessments have been suspended due to high reserves. Will potentially resume assessments in 2013.
- Only developed properties get assessed once they become developed.
- Agreement for Design NE Corner SR56 & Camino del Sur – money to enhance the landscaping. The wall at the intersection is City Property and maintained by the Code Compliance.

**Motion:** To approve the Park Village Maintenance Assessment District budget for FY 2012 as presented. M/S/C – Becker/Keating/Approved 13 in favor – 0 against – 0 recusals – 1 abstention (Rhodes).

**Motion:** To approve the Peñasquitos East Maintenance Assessment District budget for FY 2012 as presented. M/S/C – Diehl/Spurr/Approved 13 in favor - 0 against – 0 recusals – 1 abstention (Rhodes).

**Motion:** To approve the Torrey Highlands Maintenance Assessment District budget for FY 2012 as presented. M/S/C – Sellers/Becker/Approved 12 in favor – 0 against – 0 recusals – 2 abstentions (Shoecraft/Rhodes).

c. **AT&T CUP Renewal at SR56 (Action Item) – Kerrigan Diehl** (handouts)

Sellers stated that he and Jon Becker walked the site to review. Project is the renewal of a 10 year CUP for a mono-palm on City property in the SDG&E right-of-way. The Sunrise Powerlink will come through the site and SDG&E has notified the City that they can lease the site but gives no guarantee of the continuing availability of the easement. Lessees may have to remove the site when Powerlink comes through. Current CUP was approved for 12 antennas, but presently holds 9 antennas. If approved, AT&T will fill all 12 panels. In walking the site Sellers & Becker found some minor concerns. The City's only condition is to paint the equipment structure and applicant agreed to paint it to match the tree trunk. Additional conditions that Sellers & Becker recommend include: 1) once the 3 additional panels are installed, the applicant will paint all wiring to match fronds, 2) clear the site of non-native vegetation, ie. Pampas Grass, 3) remove all construction debris & discarded items found at the site.

Becker stated that the sims show these concerns.

Sellers requested a lighter brown compared to sims. The committee recommends approval to the CUP renewal with the additional conditions.

**Motion:** To approve the AT&T CUP Renewal (Project #199518) with the following conditions: 1) The equipment building must be painted to match the trunk of the monopalm tree; 2) All external visible cables must be painted to match the fronds of the monopalm tree; 3) The site and surrounding area are to be cleared of all invasive Pampas Grass; and 4) The site and surrounding area are to be cleared of all construction debris and other discarded items and/or materials. M/S/C – Bende/LaGrone/Approved 14 in favor – 0 against – 0 recusals – 0 abstentions.

8. REPORTS.

a. Chair Report – Charles Sellers

- Sellers appointed Bende to chair the Ad-Hoc Elections Committee. Bende may reduce the locations/time for the election.

- Sellers appointed Rhodes chair of Ad-Hoc Torrey Highlands FBA Committee. Rhodes added that the City will be looking at multiple FBAs and we need to be more proactive this year so we are ahead of the game. The transportation phasing plan is in the FBA and would like to be able address those issues also. Becker added that with the change in the traffic phasing plan for Pacific Highlands Ranch and how it affects Torrey Highlands should be included. The committee will review any FBA issues under the jurisdiction of RPPB per Sellers. Rhodes wants to get started meeting asap, next week; contact him if interested in participating and availability.

b. Vice-Chair Report, Jon Becker – no report

c. Secretary Report, Jeanine Politte – no report

## d. Standing Committee Reports:

- Land Use (Jon Becker)
  - Received 2<sup>nd</sup> cycle review for Khouli property (Almazon St.) subdivision split for twin housing development – no one has contacted Becker to present. Politte noted that cycle review inaccurately lists RB Planning Group.
  - Heverly stated that Council Dist. Offices had received Notice that Our Lady of Mt. Carmel Church will be before Planning Commission on January 13, 2011 at 9am. Bende added that he will be out of town and hopes that someone will be able to attend the meeting to represent RPPB. Bende added that their last presentation to committee did include all our conditions. Politte will email the notice to our distribution list.
- Telecomm (Charles Sellers)
  - One more project coming forward next month.

## e. Ad Hoc Committee Reports:

- Cresta Bella/Doubletree (Dan Barker)
  - Barker distributed a map which shows the placement of the affordable units (approved 2009 plan). Barker has been assured by a Cresta Bella representative that the agreement with the City requires the affordable units (one, two, and three bedroom units) be dispersed proportionately to the market-rate units throughout the development and not clustered into a few buildings. If 30% of the dwelling units are 3 bedrooms, then 30% of the inclusionary units must be 3 bedrooms. The exact locations of the units may differ slightly from the map at completion or as units need to be refurbished, etc. but will remain un-clustered. There will be 31 affordable designated units, 368 total units. If there is an agreement with the Housing Commission, it would be to our advantage to have for our records.
  - Becker contacted the Housing Commission and they were unsure of the status, but Cohen's business, Atlantic Pacific Properties, will be the operator/manager of the rental development.
  - Politte added that this is what we had hoped for anyways, affordable units dispersed throughout the development.
  - Spurr noted that on this map the Carmel Mtn. Rd. sign (mid-block) is facing south not north where traffic will be coming from; and the Clubhouse is actually built on the bias which allows for the sign to be facing north unlike the map distributed.
  - Bende reminded the board that they will be looking to redevelop the parcels across Carmel Mtn. Rd. in the next few years. Becker added that he has heard that they are working on designs/plans already. Politte recalled that those parcels had a higher density than Cresta Bella property in the Community Plan.
  - Barker would like to see a change in development code or an ordinance that forces DSD or CPCI to present the project as an information item to the planning group before it's approved so the planning group doesn't have to fight to see the plans like we encountered this time around. He would like to see us work with Council District office to get this change made. There should be a threshold in size that mandates a presentation; Bende suggested 100 units.
  - Becker noted that if affordable housing incentives are requested/offered, that incentive could be the trigger to bring them before us. Heverly added that Affordable Housing policy is being reviewed and he will discuss with Councilmember Lightner. Sellers asked Heverly to also relay our suggestion that Councilmember Lightner inquire with the City Attorney's office about whether its legal for DSD to withhold

- plans from a publicly elected advisory body's view until the project is permitted? The plans technically become property of the City when they are submitted, is it in the municipal code or is it arbitrarily being enforced?
- Our Lady of Mt. Carmel (Joost Bende) – Planning Commission 1/13/2011 at 9am
  - PPH Community Wellness Campus (Jon Becker)
    - Nothing new except trash that was found on site; hopefully PPH will monitor better.
  - Pacific Highlands Ranch (Scot Sandstrom) – no report
  - Santa Fe Summit II & III (Morri Chowaiki)
    - Politte received an email inquiring about status of project, responded with the latest info of record.

f. Liaison and Organization Reports:

- Black Mountain Open Space Park (Bill Diehl) – no report
- CPCI Facilities Financing (Bill Diehl)
  - No report, but Diehl will get his account balances updated.
- MCAS Miramar Community Leaders Forum (Dennis Spurr)
  - Politte inquired if flight path had changed, lots of helicopters flying over BMR. Spurr stated they use I-15 as visual reference, but do not necessarily fly directly over it.
- PQ Fire Safe Council (Dennis Spurr) – no report
- PQ Town Council (Mike Shoecraft)
  - Tomorrow night 7:00pm, being interviewed for 92129 Magazine.
  - Los Pen Elem. School Christmas party was last month, Town Council sponsors the event and the Police Store front does all the shopping and plays Santa.
  - Storefront Police Station may have been closed at Los Pen Elementary School; facility is still there.
- Recreation Council (Jim LaGrone)
  - Diehl reported that elections took place, authorized \$1000 for slats (fencing at Dog Park) will be installed shortly, Winter Wonderland had great turnout and they will probably increase quantity of activities next year.
- Los Pen Canyon Psv CAC (Jon Becker)
  - Attended the Holiday Adobe event.
  - Lots of erosion in canyon. Diehl stated that the roads at the back of Canyonside Park were a foot high in water, creek was up to the bottom of hill on Mira Mesa side. Becker added the bridges were out in the Preserve, no crossings.
- Park Village LMAD (Jon Becker)
  - Upgrades to be decided at Rumex & Park Village.
- Peñasquitos East LMAD (Bill Diehl) – no report
- Torrey Highlands LMAD (Morri Chowaiki) – no report
- Transportation Agencies (John Keating)
  - SR-56 Bike Interchange – City has decided not to do the project because Caltrans wants the tunnel under Black Mtn. Rd. City is not going to pursue at this time due to costs & lack of funding and will come back to us to use the money for grade level improvements.
    - o Bende stated that Peñasquitos FBA funds were given for this specific project and will have to be returned to us. If they have a new project, they will have to come back to us for approval to use FBA funds.
    - o Sellers stated that we authorized it at \$1.75M for the approved alternative.

- o Rhodes said the money should go back into the FBA.
- o Heverly stated that Siavash will be contacting us about using the funds for another project; Keating will contact him to let him know we are aware that project will not be moving forward and we want those funds back so RPPB has an opportunity to decide on how those funds will be used.
- o Rhodes stated that we should remove the project and Sellers added
  - Camino de la Luna residents wanted 'no overnight parking' signs posted along Camino de la Luna because of late night activity; City responded that there is no justification at this time.
  - Peñasquitos Drive traffic issues, V-calm signs status and status of the 2 speed trailers. Heverly stated that the trailers are there and the Police understand that the community paid for them. The truck used to transport the trailers is out of commission, but they are working on a solution to get the trailers out there and in use. As a temporary measure CRO Stephan said they've been sending the RSVP out to use radar guns to let people know they are being monitored.
- o Politte reported that the PQ-NE Action Group did send out an educational email to their distribution list before the holidays reminding them of local speed limits, drunk driving and safety in the neighborhood. Drivers are still speeding though.

\* Heverly reported that Capt. Chris Ball will be the new NE Police Substation commander beginning this Saturday.

\* Sellers inquired if the Dog Park Committee had met again because over the holidays the YMCA was parking their buses and all the out-of-towners were parking their motor homes along Salmon River Road. Access to the Dog Park was difficult. We need to be proactive in getting the angled parking approved before summer.

The meeting was adjourned at 10:00pm.

Respectfully submitted,  
Jeanine Politte, RPPB Secretary

Approved 2/2/2011, 10 in favor – 0 against – 0 recusals – 0 abstentions.





Location 1: 12800 Rancho Peñasquitos Blvd



Five Proposed Monument Sign Locations



Location 2: 11114 Carmel Mountain Road  
(South of Peñasquitos Dr.)



Location 3: 8700 Carmel Mountain Road  
(North of Sedorus St.)



Location 4: 14500 Black Mountain Road



Location 5: 12500 Black Mountain Road

SCHMIDT DESIGN GROUP, INC.  
 3555 LA JOLLA VILLAGE CENTER DRIVE, SUITE 100  
 SAN DIEGO, CALIFORNIA 92161  
 3555 LA JOLLA VILLAGE CENTER DRIVE, SUITE 100  
 SAN DIEGO, CALIFORNIA 92161  
 TEL: (619) 594-1100 FAX: (619) 594-1101  
 WWW.SDPI.COM

PROPOSED SITE LOCATIONS  
 RANCHO PEÑASQUITOS COMMUNITY MONUMENTS  
 SAN DIEGO, CALIFORNIA





LOCATION 1: 12800 RANCHO PEÑASQUITOS BLVD



LOCATION 2: 11114 CARMEL MOUNTAIN ROAD  
(SOUTH OF PEÑASQUITOS DR.)



LOCATION 3: 8700 CARMEL MOUNTAIN ROAD  
(NORTH OF SEDORUS ST.)



LOCATION 4: 14500 BLACK MOUNTAIN ROAD

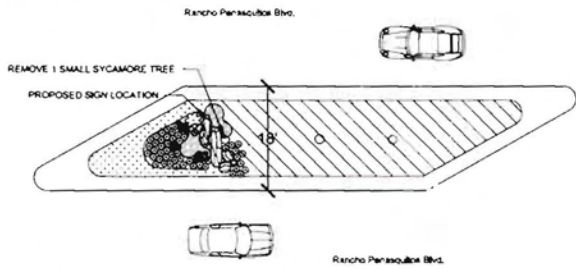


LOCATION 5: 12500 BLACK MOUNTAIN ROAD

## EXISTING SITE PHOTOS

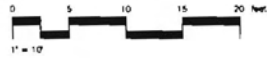
### RANCHO PEÑASQUITOS COMMUNITY MONUMENTS

SAN DIEGO, CALIFORNIA



12800 Rancho Peñasquitos Blvd Community Monument Sign

Site Plan



Planting Legend

SYMBOL	BOTANICAL NAME / COMMON NAME
	Agave desertiana / Desert Century Plant (37" x 37")
	Euphorbia milk / Desert Apache / Desert Crown of Thorns (11" x 14")
	Hymenocallis scouleri / Angelita Daisy (11" x 14")
	Otobona capensis / Little Pipers / Little Pipers (8" x 11")
	Existing Lantana groundcover
	4-8" Cobble to match existing boulders on site
	Existing Tree



12800 Rancho Peñasquitos Blvd Community Monument Sign

Site Plan

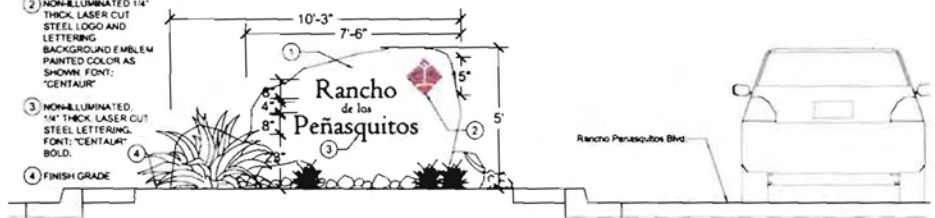


12800 Rancho Peñasquitos Blvd Community Monument Sign

Site Photo

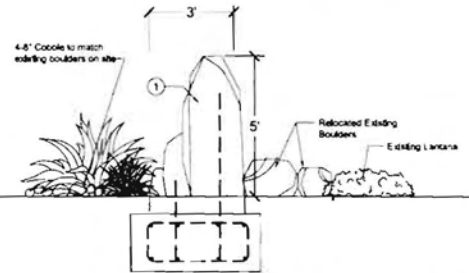
LEGEND

- 1 SCULPTED SHOTCRETE TO RESEMBLE AUTHENTIC BOULDER
- 2 NON-ILLUMINATED 1/4" THICK LASER CUT STEEL LOGO AND LETTERING BACKGROUND EMBLEM PAINTED COLOR AS SHOWN; FONT: "CENTAUR"
- 3 NON-ILLUMINATED 1/4" THICK LASER CUT STEEL LETTERING; FONT: "CENTAUR" BOLD.
- 4 FINISH GRADE



12800 Rancho Peñasquitos Blvd Community Monument Sign

Front Elevation



12800 Rancho Peñasquitos Blvd Community Monument Sign

Side Elevation



Shotcrete Example

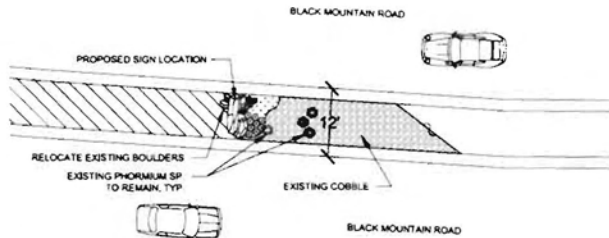
SCHMIOT DESIGN GROUP, INC.

3605 Fourth Avenue, San Diego, CA 92103  
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 San Diego, CA 92108 Tel: 619.435.4642

# TYPICAL LARGE MONUMENT SIGN CONCEPT

RANCHO PEÑASQUITOS COMMUNITY MONUMENTS  
 SAN DIEGO, CALIFORNIA





Planting Legend

SYMBOL	BOTANICAL NAME / COMMON NAME
●	Euphorbia willii / Desert Aopache / Desert Crow of Thorns (1h x 1w)
○	Yucca elata / Angelita Daisy (1h x 1w)
▨	Othonna capensis / Little Pinks / Little Pinks (8h x 1w)
▧	Edelweiss Lantern and Promium sp.
○	Existing cobble

12500 Black Mountain Road Community Monument Sign

Site Plan



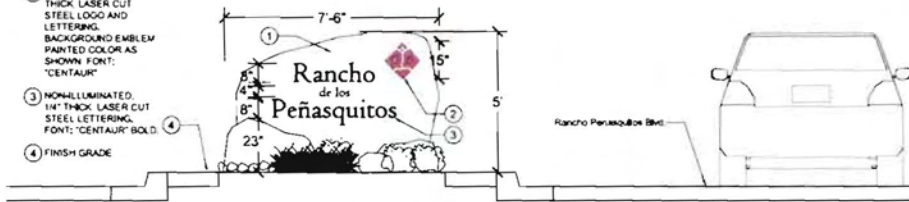
Proposed Location

12500 Black Mountain Road Community Monument Sign

Site Plan

LEGEND

- 1 SCULPTED SHOTCRETE TO RESEMBLE AUTHENTIC BOULDER. COX OR TO MATCH EXISTING COBBLE ON SITE.
- 2 NON-ILLUMINATED 1/4" THICK LASER CUT STEEL LOGO AND LETTERING. BACKGROUND EMBLEM PAINTED COLOR AS SHOWN. FONT: 'CENTAUR'
- 3 NON-ILLUMINATED 1/4" THICK LASER CUT STEEL LETTERING. FONT: 'CENTAUR' BOLD.
- 4 FINISH GRADE



12500 Black Mountain Road Community Monument Sign

Front Elevation

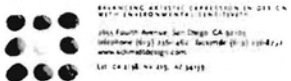


Proposed Location

12500 Black Mountain Road Community Monument Sign

Site Photo

SCHMIDT DESIGN GROUP, INC.



REGISTERED ARCHITECTS, ENGINEERS, INTERIORS, AND LANDSCAPE ARCHITECTS  
 3850 Fourth Avenue, San Diego, CA 92103  
 Telephone (619) 576-6666 Fax (619) 576-6777  
 www.schmidtgroup.com  
 Lic. CA # 18, 215, 42, 24933

# TYPICAL SMALL MONUMENT SIGN CONCEPT

RANCHO PEÑASQUITOS COMMUNITY MONUMENTS  
 SAN DIEGO, CALIFORNIA

Sheet 4 of 5  
 Project Number: 10-427  
 Date: January 5, 2011



Existing Condition



12800 Rancho Peñasquitos Blvd Community Monument Sign  
Computer Rendering of Proposed Condition

**SITE PHOTO**  
**RANCHO PEÑASQUITOS COMMUNITY MONUMENTS**  
**SAN DIEGO, CALIFORNIA**

**SCHMIDT DESIGN GROUP, INC.**  
ARCHITECTURE, INTERIOR DESIGN, LANDSCAPE ARCHITECTURE  
1915 Fourth Avenue, San Diego, CA 92161  
Telephone: (619) 594-4444, Fax: (619) 594-4444  
www.schmidtsg.com  
San Diego, CA 92161

Sheet 5 of 5  
Project Number: 10-427  
Date: November 22, 2010



Park and Recreation Department - Open Space Division  
 Maintenance Assessment Districts Program  
 Summary of Fiscal Year 2012 (07-01-11 to 06-30-12) Budget

**DRAFT**  
**01/05/2011**

Park Village Maintenance Assessment District  
 Fund No. 200042

	FY 2010 Est. Actuals	FY 2011 Estimate	FY 2012 Proposed
Full-Time Equivalent/Grounds Maintenance Manager	0.40	0.40	0.40
<b>District Personnel Costs</b>			
Total Labor & Fringe	\$ 35,838.93	\$ 35,838.93	\$ 41,414.00
<b>District Non-Personnel Costs</b>			
Supplies	\$ 137.02	\$ 615.00	\$ 625.00
Garden Nursery Stock	\$ -	\$ -	\$ 5,000.00
Lighting Fixtures	\$ -	\$ 5,000.00	\$ 5,000.00
Electrical Materials	\$ -	\$ 5,000.00	\$ 5,000.00
Services (Contracts)			
Misc Prof/Tech Srvc - Fencing Repairs	\$ 1,137.71	\$ 5,000.00	\$ 5,000.00
Misc Prof/Tech Srvc - Pest Control	\$ -	\$ 1,000.00	\$ 5,000.00
Misc Prof/Tech Srvc - Concrete Repair	\$ -	\$ 8,000.00	\$ 8,000.00
Landscaping Services - Maintenance Contract Expires 05/31/2015	\$ 135,085.01	\$ 121,229.00	\$ 130,000.00
Landscaping - Native Tree Irrigation Retrofit (Park Village Road oak trees)	\$ -	\$ 13,000.00	\$ 13,000.00
Landscaping - District planting & infrastructure projects	\$ -	\$ 55,000.00	\$ 59,000.00
Landscaping - Median and ROW Irrigation Retrofit Upgrade (convert to drip/bubblers)	\$ -	\$ 27,000.00	\$ 15,000.00
Landscaping - Camino Del Sur Extension	\$ -	\$ -	\$ -
Landscaping - Brome Way Slope Restoration Project	\$ -	\$ 29,704.00	\$ -
Landscaping - Rumex Street Enhancements	\$ -	\$ 20,000.00	\$ 6,000.00
Tree Maintenance Services	\$ -	\$ 25,000.00	\$ 25,000.00
Other Miscellaneous Services	\$ 2,305.48	\$ 5,644.00	\$ 5,644.00
Utilities - Water / Storm Drain / Electrical	\$ 49,684.43	\$ 54,253.55	\$ 59,252.26
Water Service @ Brome Way	\$ -	\$ 2,500.00	\$ 2,500.00
Special Districts Administration	\$ 23,690.00	\$ 24,874.00	\$ 21,531.70
Vehicle Usage & Assignment	\$ 3,796.00	\$ 3,986.00	\$ 4,185.30
<b>Subtotal Non-Personnel Costs</b>	<b>\$ 215,835.65</b>	<b>\$ 406,805.55</b>	<b>\$ 374,738.26</b>
<b>Capital Improvements Program</b>			
WBS S-10032: Rancho Penasquitos Monuments (Park Village)	\$ 10,000.00	\$ 38,000.00	\$ -
Additional Funds Allocated to Projects	\$ -	\$ -	\$ -
<b>Capital Improvements Program TOTAL</b>	<b>\$ 10,000.00</b>	<b>\$ 38,000.00</b>	<b>\$ -</b>
<b>TOTAL EXPENSE</b>	<b>\$ 261,674.58</b>	<b>\$ 480,644.48</b>	<b>\$ 416,152.26</b>
<b>District Revenues &amp; Reserves</b>			
Special Assessments	\$ 244,951.07	\$ 245,224.00	\$ 245,224.00
Interest Earnings	\$ 8,079.08	\$ 6,000.00	\$ 5,000.00
City Contributions <sup>(1)</sup>			
Environmental Growth Fund	\$ 1,652.00	\$ 1,892.00	\$ 2,929.00
Gas Tax Fund	\$ 41,950.00	\$ 41,950.00	\$ 42,686.00
Miscellaneous Revenue	\$ -	\$ -	\$ -
<b>TOTAL REVENUE</b>	<b>\$ 296,632.15</b>	<b>\$ 295,066.00</b>	<b>\$ 295,839.00</b>
<b>District Reserves</b>			
Beginning Fund Balance	\$ 477,495.02	\$ 512,452.59	\$ 326,874.11
Change in Fund Balance	\$ 34,957.57	\$ (185,578.48)	\$ (120,313.26)
<b>Year End Operating Reserves</b>	<b>\$ 512,452.59</b>	<b>\$ 326,874.11</b>	<b>\$ 206,560.86</b>
<b>Target Reserves</b>			
Minimum Reserve: 10% of Operating Budget (4905)	\$ 26,167.00	\$ 48,064.00	\$ 41,615.00
Maximum Reserve: Six Months Operating Budget	\$ 130,837.00	\$ 240,322.00	\$ 208,076.00
			\$ (1,515.14)
Assessment Rate			(no change)
Zone 1	\$ 86.42	\$ 86.42	\$ 86.42
Zone 2	\$ 17.76	\$ 17.76	\$ 17.76
Zone 3	\$ 102.82	\$ 102.82	\$ 102.82
Number of Equivalent Benefit Units			
Zone 1	1,653.41	1,653.41	\$ 1,653.41
Zone 2	875.91	875.91	\$ 875.91
Zone 3	844.00	844.00	\$ 844.00

<sup>(1)</sup> If approved by the City Council, City Contribution/General Benefit rates for the Fiscal Year 2012 City Contribution rates would change as follows from Fiscal Year 2011:

o Environmental Growth Fund/Open Space - increase from \$01.67/acre to \$80/acre.

o Gas Tax Fund/Medians - hardscape median decrease from \$0.1284/sq ft to \$0.0225/sq ft, landscape median increase from \$0.3220/sq ft to \$0.3309/sq ft.

The FY 2012 proposed budget reflects these amounts, although rates are subject to change pending City Council review.

**Park and Recreation Department - Open Space Division  
Maintenance Assessment Districts Program  
Summary of Fiscal Year 2012 (07-01-11 to 06-30-12) Budget**

**Peñasquitos East Maintenance Assessment District  
Fund 200039**

**DRAFT  
01/05/2011**

	FY 2010 Est. Actuals	FY 2011 Estimate	FY 2012 Proposed
<b>Full-Time Equivalent/Grounds Maintenance Manager</b>	<b>0.50</b>	<b>0.50</b>	<b>0.50</b>
<b><u>District Personnel Costs</u></b>			
<b>Total Labor &amp; Fringe</b>	<b>\$ 38,579.61</b>	<b>\$ 38,579.61</b>	<b>\$ 51,767.00</b>
<b><u>District Non-Personnel Costs</u></b>			
Supplies	\$ 160.12	\$ 6,990.00	\$ 6,990.00
Services (Contracts)			
Misc. Prof./Tech. Srv - Exotic Plant Removal (Kelly & Associates)	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Landscaping Services - Goldkamp (tentatively effective on 1/1/2011) <sup>(1)</sup>	\$ 172,046.56	\$ 174,770.11	\$ 224,010.97
Tree Trimming Services	\$ 12,888.47	\$ 15,000.00	\$ 15,000.00
Other Services (Dept Overhead, Mulch Delivery, Arborist Opinion, etc.)	\$ 2,172.03	\$ 2,500.00	\$ 5,500.00
Water / Storm Drain / Electrical	\$ 43,652.53	\$ 47,693.31	\$ 52,114.67
Special Districts Administration	\$ 25,721.00	\$ 27,007.00	\$ 24,144.60
Vehicle Usage & Assignment	\$ 3,150.00	\$ 3,308.00	\$ 3,473.40
<b>Subtotal Non-Personnel Costs</b>	<b>\$ 264,790.71</b>	<b>\$ 282,268.42</b>	<b>\$ 336,233.65</b>
CIP S-10032 Rancho Penasquitos Monument Signs <sup>(3)</sup>	\$ 65,000.00	\$ 4,000.00	\$ -
<b>Subtotal Capital Improvements Program</b>	<b>\$ 65,000.00</b>	<b>\$ 4,000.00</b>	<b>\$ -</b>
<b>TOTAL EXPENSE</b>	<b>\$ 368,370.32</b>	<b>\$ 324,848.03</b>	<b>\$ 388,000.65</b>
<b><u>District Revenues &amp; Reserves</u></b>			
Special Assessments	\$ 209,535.77	\$ 213,984.00	\$ 237,262.00
Interest Earnings	\$ 5,500.24	\$ 5,000.00	\$ 4,500.00
City Contributions <sup>(4)</sup>			
Environmental Growth Fund	\$ 3,926.00	\$ 4,495.00	\$ 6,960.00
Gas Tax Fund	\$ 74,705.00	\$ 89,117.00	\$ 62,644.00
General Fund	\$ 5,587.00	\$ 5,810.00	\$ 5,810.00
Damages Recovered	\$ 3,239.55	\$ -	\$ -
<b>TOTAL REVENUE</b>	<b>\$ 302,493.56</b>	<b>\$ 318,406.00</b>	<b>\$ 317,176.00</b>
<b><u>District Reserves</u></b>			
<b>Beginning Fund Balance</b>	<b>\$ 322,175.91</b>	<b>\$ 256,299.15</b>	<b>\$ 249,857.12</b>
Change in Fund Balance	\$ (65,876.76)	\$ (6,442.03)	\$ (70,824.65)
<b>Year End Operating Reserves</b>	<b>\$ 256,299.15</b>	<b>\$ 249,857.12</b>	<b>\$ 179,032.47</b>
<b><u>Target Reserves</u></b>			
Minimum Reserve: 10% of Operating Budget (4905)	\$ 36,837.03	\$ 32,484.80	\$ 38,800.06
Maximum Reserve: Six Months Operating Budget	\$ 184,185.16	\$ 162,424.02	\$ 194,000.32
Max \$16.67 • CPI			
Assessment Rate	\$ 15.26	\$ 15.26	\$ 16.92
Number of Equivalent Benefit Units	14,007.02	14,022.56	14,022.56

<sup>(1)</sup> Re-bid of landscaping contract resulted in a 30% increase in cost because Goldkamp is no longer Living Wage Ordinance exempt and additional extra labor hours were included

<sup>(2)</sup> FY10 Actuals includes prior year invoice for June 2009 services in the amount of \$12,050.28

<sup>(3)</sup> CIP Allocation - Upon completion of design, a determination will need to be made as to whether additional funds are needed for the monument sign project

<sup>(4)</sup> Fiscal Year 2012 subject to change pending approval of new rate per square foot/acreage.

Park and Recreation Department - Open Space Division  
Maintenance Assessment Districts Program  
Summary of Proposed Fiscal Year 2012 (07-01-11 to 06-30-12) Budget

DRAFT  
01/05/2011

Torrey Highlands Maintenance Assessment District  
Fund 200074

	FY 2010 Est. Actuals	FY 2011 Estimate	FY 2012 Proposed
Full-Time Equivalent/Grounds Maintenance Manager	0.65	0.65	0.65
<b><u>District Personnel Costs</u></b>			
Total Labor & Fringe	\$ 65,079.19	\$ 66,637.00	\$ 67,297.00
<b><u>District Non-Personnel Costs</u></b>			
Supplies			
Garden Nursery Stock, Fertilizer, etc.	\$ -	\$ 15,200.00	\$ 15,300.00
Trash Receptacles	\$ 2,252.19	\$ 2,500.00	\$ 2,500.00
Services			
Misc Prof/Tech Svc - Concrete Repair (SD Concrete)	\$ 4,084.00	\$ 10,000.00	\$ 5,000.00
Misc Prof/Tech Svc - Fence Repair (fence on Camino Del Sur)	\$ 774.00	\$ 10,500.00	\$ 10,800.00
Landscape Maintenance Service - Contract Expires 06/30/2015)	\$ 194,040.01	\$ 144,900.24	\$ 150,696.25
Landscape Service - Enhancements	\$ 26,816.98	\$ 35,000.00	\$ 20,000.00
Landscape Service - Irrigation Retrofit	\$ -	\$ 10,000.00	\$ 10,000.00
Landscape Service - Drainage Retrofit	\$ -	\$ 10,000.00	\$ 10,000.00
Tree Trimming Services	\$ 14,794.92	\$ 25,000.00	\$ 20,000.00
District Newsletter (Mailing and Postage)	\$ -	\$ -	\$ 5,000.00
Agreement w/Gillespie Moody Patterson for Comm. Sign Pre-Design and Logo	\$ -	\$ 25,000.00	\$ -
Agreement for Design of North East Corner at SR 56 & Camino Del Sur	\$ -	\$ -	\$ 25,000.00
Other Miscellaneous Services (includes mulch delivery and arborist)	\$ 5,149.30	\$ 13,096.00	\$ 13,096.00
Utilities: Water, Storm Drain, Electrical	\$ 58,795.63	\$ 64,293.85	\$ 70,311.27
Special Districts Administration	\$ 39,787.00	\$ 41,776.00	\$ 42,403.05
Vehicle Usage & Assignment	\$ 4,094.00	\$ 4,299.00	\$ 4,513.95
<b>Subtotal Non-Personnel Costs</b>	<b>\$ 350,588.03</b>	<b>\$ 411,565.09</b>	<b>\$ 404,620.52</b>
<b>Capital Improvements Program</b>			
Torrey Highlands Community Identification and Enhancement (S-10099)	\$ -	\$ 150,000.00	\$ 25,000.00
<b>TOTAL EXPENSES</b>	<b>\$ 415,667.22</b>	<b>\$ 628,202.09</b>	<b>\$ 496,917.52</b>
<b><u>District Revenues</u></b>			
Special Assessments	\$ 7,840.54	\$ -	\$ -
Interest Earnings	\$ 24,838.04	\$ 10,000.00	\$ 4,000.00
City Contributions			
Environmental Growth Fund	\$ -	\$ 302.00	\$ 467.00
Gas Tax Fund	\$ 104,686.00	\$ 104,422.00	\$ 105,314.00
<b>TOTAL REVENUE</b>	<b>\$ 137,364.58</b>	<b>\$ 114,724.00</b>	<b>\$ 109,781.00</b>
<b><u>District Reserves</u></b>			
<b>Beginning Fund Balance</b>	<b>\$ 1,454,109.93</b>	<b>\$ 1,175,807.29</b>	<b>\$ 662,329.20</b>
Change in Fund Balance	\$ (278,302.64)	\$ (513,478.09)	\$ (387,136.52)
<b>Year End Operating Reserves</b>	<b>\$ 1,175,807.29</b>	<b>\$ 662,329.20</b>	<b>\$ 275,192.68</b>
<b><u>Target Reserves</u></b>			
Minimum Reserve: 10% of Operating Budget	\$ 41,566.72	\$ 62,820.21	\$ 49,691.75
Maximum Reserve: Six Months Operating Budget	\$ 207,833.61	\$ 314,101.04	\$ 248,458.76
<hr/>			
Assessment Rate			
Zone #1	\$ -	\$ -	\$ -
Zone #2	\$ -	\$ -	\$ -
Zone #3	\$ -	\$ -	\$ -
Number of Equivalent Benefit Units			
Zone #1	1,763.36	1,747.68	1,747.68
Zone #2	2,139.95	2,139.95	2,139.95
Zone #3	870.84	870.84	870.84



## Park & Recreation

### Trans - Roadway - Enhance/Scape/Medians

### Torrey Highlands Community ID and Enhancement / S11009

<b>Council District:</b> 1	<b>Community Plan:</b> Torrey Highlands
<b>Project Status:</b> Created	<b>Contact Information:</b> Winter, James
<b>Duration:</b> 2011 - 2012	(619) 533-3172
<b>Improv Type:</b> New	mnassar@sandiego.gov

**Description:** This project provides for community identification signage and enhancements within the Torrey Highlands Maintenance Assessment District.

**Relationship to General and Community Plans:** This project is consistent with the Torrey Highlands Subarea Plan and it is in conformance with the City's General Plan.

**Justification / Public Benefit:** This project is consistent with the Torrey Highlands Maintenance Assessment District Assessment Engineer's Report and will provide signage to identify the boundaries of the community.

**Schedule:** Design and construction are scheduled to begin in Fiscal Year 2011.

**Summary of Project Changes:** This newly published project will provide for community identification and enhancements within the Torrey Highlands Maintenance Assessment District.

**Operating Budget Impact:** Signs will be located in landscaped areas already maintained by the Torrey Highlands Maintenance Assessment District. The additional maintenance impact should be minimal, although the design process may result in some minor increased cost associated with ongoing maintenance (such as sign lighting or focal landscaping around the sign)

#### Expenditure by Funding Source

Fund Name	Fund No	Exp/Enc	Con Appn	FY 2011								Unidentified Funding	Project Total	
				FY 2011	Anticipated	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	Future FY			
TORREY HIGHLANDS MAD	200074	0	0	150,000	0	0	0	0	0	0	0	0	0	150,000
<b>Total</b>			<b>0</b>	<b>150,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>150,000</b>

## Park & Recreation

### Trans - Roadway - Enhance/Scape/Medians

### Rancho Penasquitos Monument Signs / S10032

<b>Council District:</b> 1	<b>Community Plan:</b> Rancho Penasquitos
<b>Project Status:</b> Created	<b>Contact Information:</b> Nassar, Mark
<b>Duration:</b> 2010 - 2016	(619) 533-3172
<b>Improv Type:</b> New	mnassar@sandiego.gov

**Description:** This project provides for five permanent monument signs to be located in center medians throughout the Rancho Penasquitos community. The monument signs will read Welcome to Rancho De Los Penasquitos and may include faux rocks and solar lighting.

**Relationship to General and Community Plans:** This project is consistent with the Rancho Penasquitos Community Plan and is in conformance with the City's General Plan.

**Justification / Public Benefit:** The existing monument signs need to be replaced because the signs have been destroyed or damaged by vehicle accidents.

**Schedule:** Design was scheduled to begin in Fiscal Year 2010 and construction is scheduled to begin in Fiscal Year 2011.

**Operating Budget Impact:** The signs will be installed in locations already maintained by the Park Village Maintenance Assessment District and Penasquitos East Maintenance Assessment District. The signs will be maintained by the assessment districts; the net impact for maintaining the signs is likely to be minimal.

**Summary of Project Changes:** An additional \$42,000 (\$38,000 from Park Village Maintenance Assessment District and \$4,000 from Penasquitos East Maintenance Assessment District) has been allocated to this project in Fiscal Year 2011.

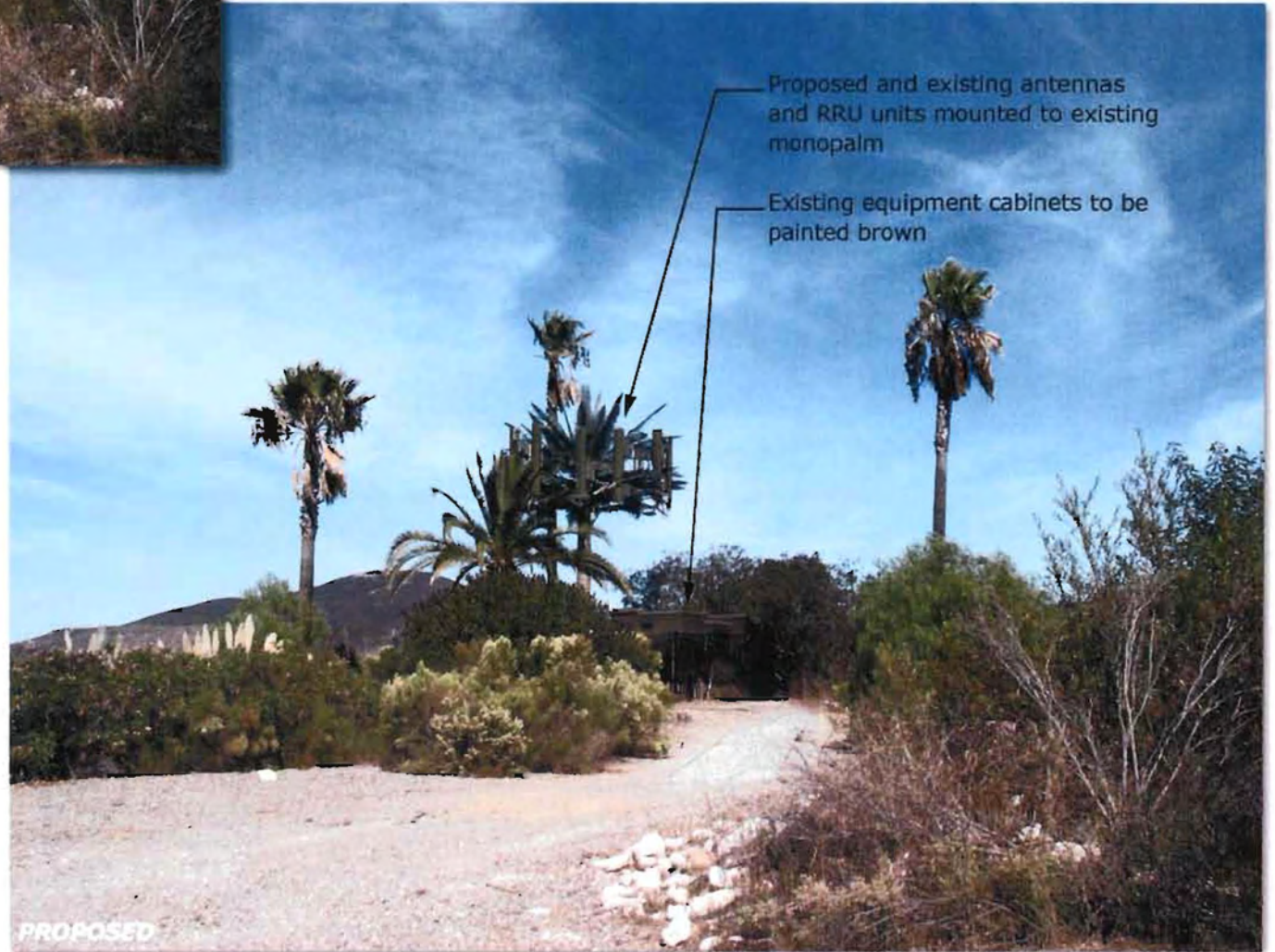
#### Expenditure by Funding Source

Fund Name	Fund No	Exp/Enc	Con Appn	FY 2011		FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	Future FY	Unidentified Funding	Project Total
				FY 2011	Anticipated								
PARK VILLAGE CIP	200043	76	9,924	38,000	0	0	0	0	0	0	0	0	48,000
RNCH PEN EAST MAD CP	200628	494	64,506	4,000	0	0	0	0	0	0	0	0	69,000
<b>Total</b>		<b>570</b>	<b>74,430</b>	<b>42,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>117,000</b>

**EXISTING**



**SD0388**  
**Penasquitos LTE Overlay**  
12865 Black Mountain Road  
San Diego, CA 92129



**PROPOSED**

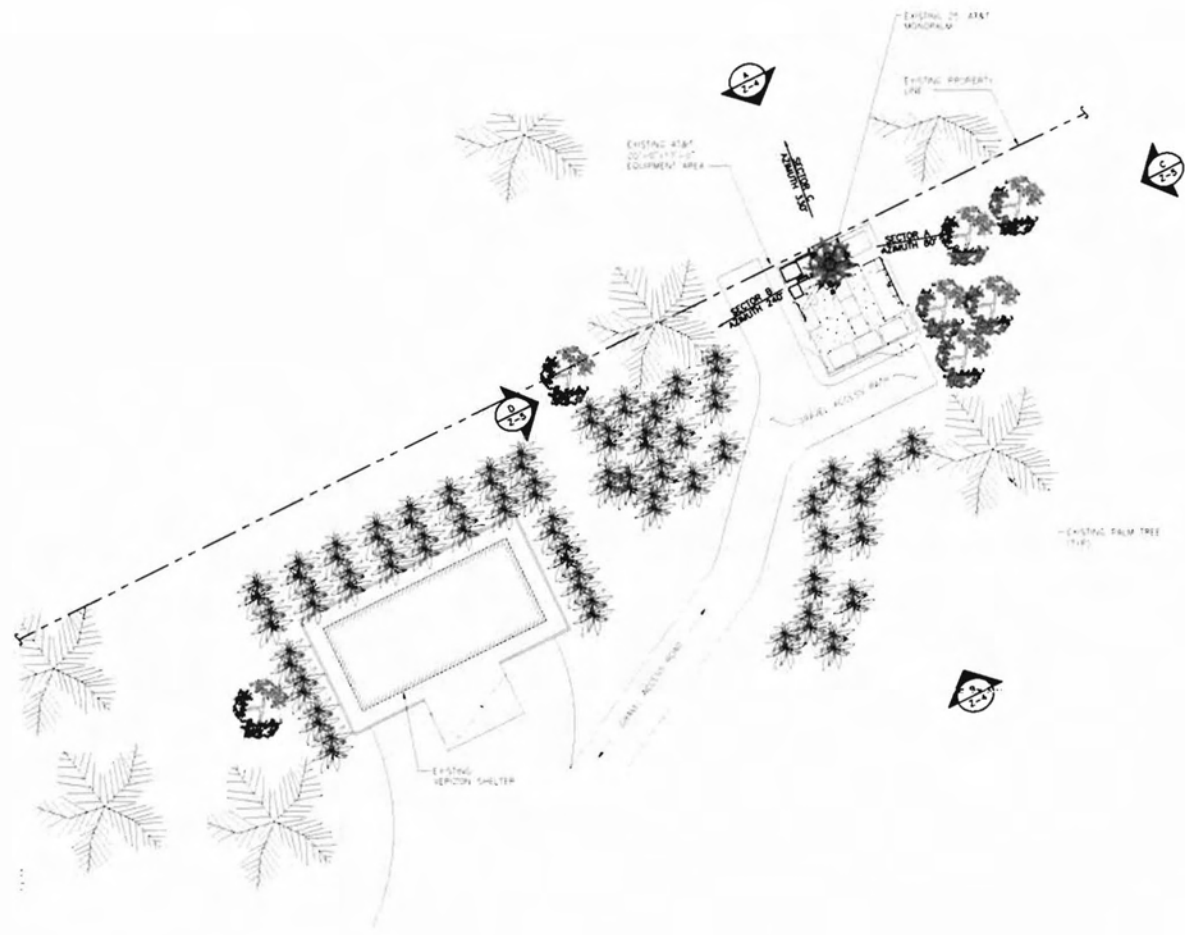
*Photosimulation of changes to existing telecommunications site*







NOT TO BE USED  
FOR CONSTRUCTION



ENLARGED SITE PLAN

SCALE: 1"=10'



3738 PACIFIC CENTER BLVD  
SAN DIEGO, CA 92121



**BLACK & VEATCH**

10950 GRANDVIEW DRIVE  
OVERLAND PARK, KANSAS 66210  
(913) 458-2000

PROJECT NO: 163316  
DRAWN BY: JKR  
CHECKED BY: CWW

REV	DATE	DESCRIPTION
C	10/26/18	PER CITY COMMENTS
B	08/02/18	PER CITY COMMENTS
A	12/15/16	ISSUED FOR ZONING

**ENGINEER OF RECORD**

PATRICK H. DOYLE  
CA NO. 74199  
BLACK & VEATCH  
10950 GRANDVIEW DR  
OVERLAND PARK, KS 66210  
(913) 458-2000

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OF A LICENSED PROFESSIONAL ENGINEER  
TO ALTER THIS DOCUMENT.

SD0388  
WEST RANCHO PENASQUITOS  
12865 BLACK MOUNTAIN ROAD  
SAN DIEGO, CA 92129  
ZONING

SHEET TITLE  
**ENLARGED SITE PLAN**

SHEET NUMBER  
**Z-2**

EXISTING ANTENNAS SCHEDULE						
SECTOR	AZIMUTH	MODEL NO.	ANTENNA TIP HEIGHT	TMA	TOWER LABEL	FIBER LENGTH
A	1	B2	22'-0"	101-280-132-78-77	T18	38'
	2	B2	22'-0"	101-280-132-78-77	T18	38'
	3	B2	22'-0"	101-280-132-78-77	T18	38'
	4	B2	22'-0"	101-280-132-78-77	T18	38'
B	1	B2	22'-0"	101-280-132-78-77	T18	38'
	2	B2	22'-0"	101-280-132-78-77	T18	38'
	3	B2	22'-0"	101-280-132-78-77	T18	38'
	4	B2	22'-0"	101-280-132-78-77	T18	38'
C	1	B2	22'-0"	101-280-132-78-77	T18	16'
	2	B2	22'-0"	101-280-132-78-77	T18	16'
	3	B2	22'-0"	101-280-132-78-77	T18	16'
	4	B2	22'-0"	101-280-132-78-77	T18	16'

PROPOSED ANTENNAS SCHEDULE					
SECTOR	AZIMUTH	MODEL NO.	ANTENNA TIP HEIGHT	RRU	FIBER LENGTH
A	1	-	22'-0"	(2) RRUS-11	38'-0"
	2	B2	22'-0"	(2) RRUS-11	38'-0"
	3	-	22'-0"	(2) RRUS-11	38'-0"
	4	-	22'-0"	(2) RRUS-11	38'-0"
B	1	249	22'-0"	(2) RRUS-11	38'-0"
	2	B2	22'-0"	(2) RRUS-11	38'-0"
	3	-	22'-0"	(2) RRUS-11	38'-0"
	4	-	22'-0"	(2) RRUS-11	38'-0"
C	1	330	22'-0"	(2) RRUS-11	38'-0"
	2	B2	22'-0"	(2) RRUS-11	38'-0"
	3	-	22'-0"	(2) RRUS-11	38'-0"
	4	-	22'-0"	(2) RRUS-11	38'-0"

- NOTES:**
- EMPTY PIPE MOUNTS WILL BE REMOVED FROM THE TREE.
  - ALL FRONDS WILL EXTEND A MINIMUM OF 3" BEYOND ALL ANTENNAS.
  - THE EQUIPMENT SHALL BE PAINTED TO BLEND IN WITH THE DARK COLORED FENCING AND LANDSCAPE SETTING.

**NOT TO BE USED FOR CONSTRUCTION**



5738 PACIFIC CENTER BLVD  
SAN DIEGO, CA 92121



**BLACK & VEATCH**

10950 GRANDVIEW DRIVE  
OVERLAND PARK, KANSAS 66210  
(913) 458-2000

PROJECT NO: 163316  
DRAWN BY: JKR  
CHECKED BY: CWW

REV	DATE	DESCRIPTION
C	10/26/10	PER CITY COMMENTS
B	06/26/10	PER CITY COMMENTS
A	12/10/09	ISSUED FOR ZONING

**ENGINEER OF RECORD**

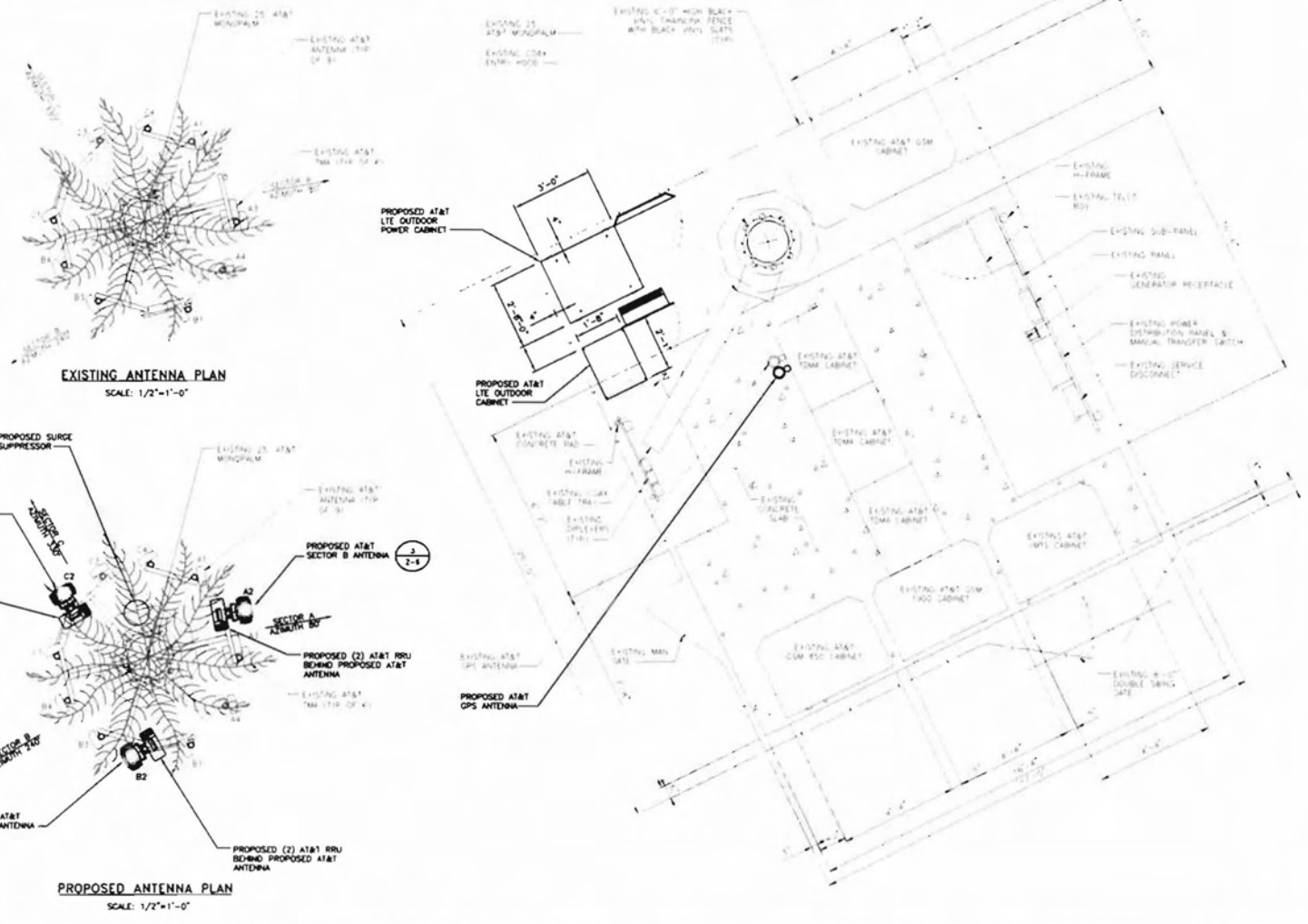
PATRICK H. DOYLE  
CA NO. 74199  
BLACK & VEATCH  
10950 GRANDVIEW DR.  
OVERLAND PARK, KS 66210  
(913) 458-2000

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SD0388  
WEST RANCHO PENASQUITOS  
12865 BLACK MOUNTAIN ROAD  
SAN DIEGO, CA 92129  
ZONING

SHEET TITLE  
EQUIPMENT LAYOUT

SHEET NUMBER  
**Z-3**



**EXISTING ANTENNA PLAN**  
SCALE: 1/2"=1'-0"

**PROPOSED ANTENNA PLAN**  
SCALE: 1/2"=1'-0"

**EQUIPMENT LAYOUT**

SCALE: 1/2"=1'-0"

NOT TO BE USED  
FOR CONSTRUCTION



5738 PACIFIC CENTER BLVD  
SAN DIEGO, CA 92121



**BLACK & VEATCH**

10950 GRANDVIEW DRIVE  
OVERLAND PARK, KANSAS 66210  
(913) 458-2000

PROJECT NO: 163316

DRAWN BY: JKR

CHECKED BY: CMW

REV	DATE	DESCRIPTION
C	10/26/10	PER CITY COMMENTS
B	06/03/10	PER CITY COMMENTS
A	12/15/09	ISSUED FOR ZONING

**ENGINEER OF RECORD**

PATRICK H. DOYLE  
CA NO. 74199  
BLACK & VEATCH  
10950 GRANDVIEW DR  
OVERLAND PARK, KS 66210  
(913) 458-2000

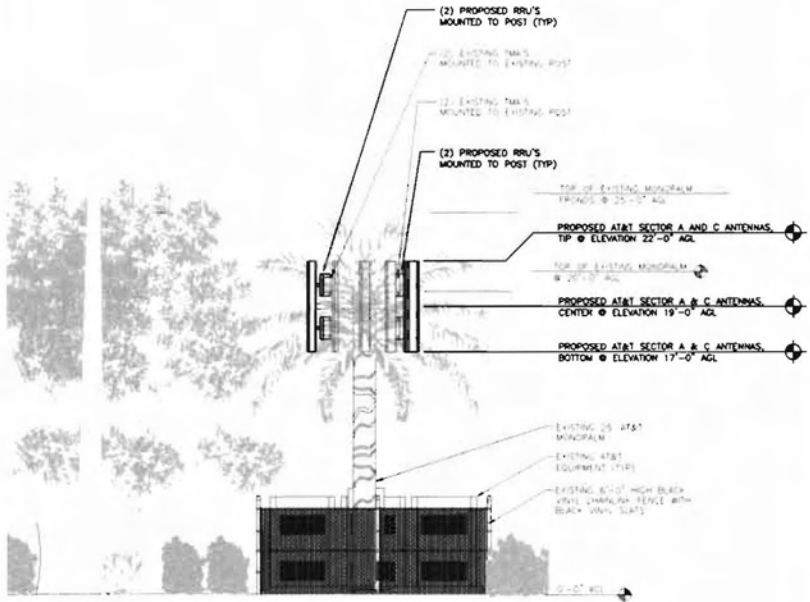
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S00388  
WEST RANCHO PENASQUITOS  
12865 BLACK MOUNTAIN ROAD  
SAN DIEGO, CA 92129  
ZONING

SHEET TITLE  
**SITE ELEVATION**

SHEET NUMBER

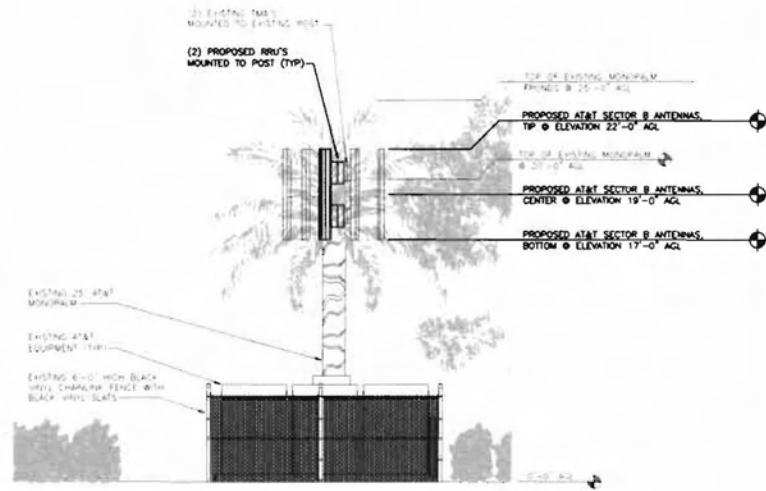
**Z-4**



NORTH ELEVATION

SCALE: 1/8"=1'-0"

A



SOUTH ELEVATION

SCALE: 1/8"=1'-0"

B



NOT TO BE USED FOR CONSTRUCTION



5738 PACIFIC CENTER BLVD  
SAN DIEGO, CA 92121



**BLACK & VEATCH**

10950 GRANDVIEW DRIVE  
OVERLAND PARK, KANSAS 66210  
(913) 458-2000

PROJECT NO: 163316  
DRAWN BY: JKR  
CHECKED BY: CWN

REV	DATE	DESCRIPTION
C	10/20/10	PER CITY COMMENTS
B	05/03/10	PER CITY COMMENTS
A	12/10/08	ISSUED FOR ZONING

**ENGINEER OF RECORD**

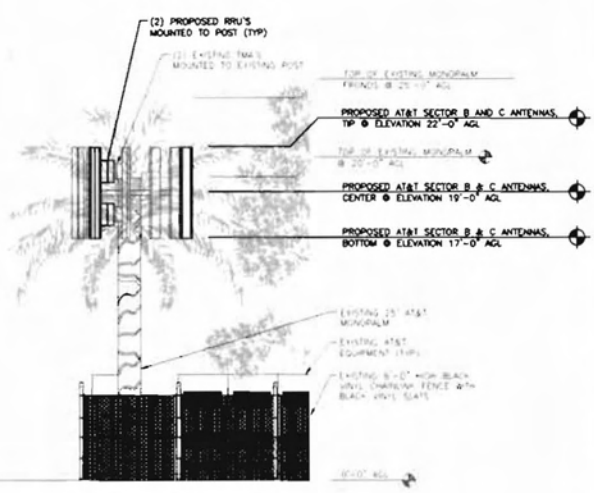
PATRICK H. DOYLE  
CA NO. 74199  
BLACK & VEATCH  
10950 GRANDVIEW DR.  
OVERLAND PARK, KS 66210  
(913) 458-2000

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SD0388  
WEST RANCHO PENASQUITOS  
12865 BLACK MOUNTAIN ROAD  
SAN DIEGO, CA 92129  
ZONING

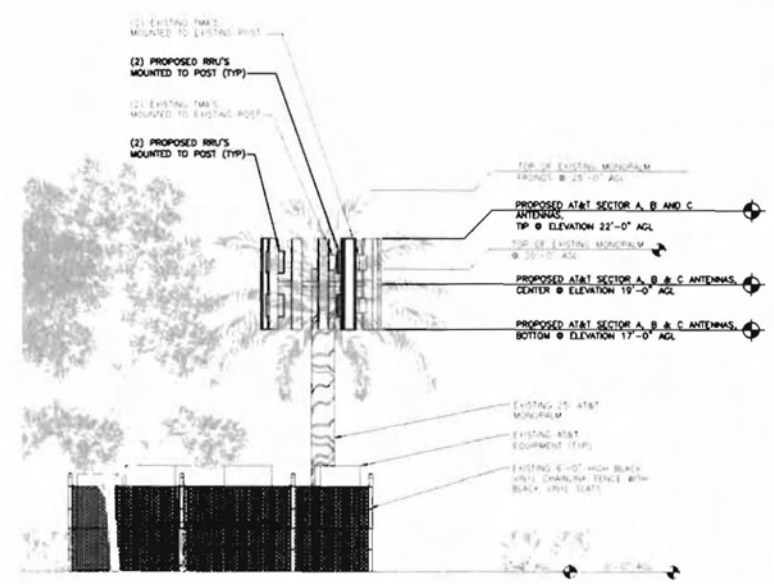
SHEET TITLE  
SITE ELEVATION

SHEET NUMBER  
**Z-5**



WEST ELEVATION

SCALE: 1/8"=1'-0" A



EAST ELEVATION

SCALE: 1/8"=1'-0" B





DESIGNATED AFFORDABLE UNITS = 31

BREEZEWAY UNITS		
UNIT NAME	BEDRM/BATHRM	NET UNIT S.F.
A1-L, TYPE II	1 BR/1 BATH	899 S.F.
A2-L, TYPE II	1 BR/1 BATH	851 S.F.
A2-U, TYPE III	1 BR/1 BATH	1012 S.F.
B1-L, TYPE II	2 BR/2 BATH	1129 S.F.
B1-U, TYPE II	2 BR/2 BATH	1297 S.F.
C1-L, TYPE II	3 BR/2 BATH	1304 S.F.

BIG HOUSE UNITS		
UNIT NAME	BEDRM/BATHRM	NET UNIT S.F.
A1-U, TYPE I	1 BR/1 BATH	917 S.F.
B1-L, TYPE I	2 BR/2 BATH	1239 S.F.
B1-U, TYPE I	2 BR/2 BATH	1327 S.F.
B2-U, TYPE I	2 BR/2 BATH	1113 S.F.
B3-U, TYPE I	2 BR/2 BATH	1265 S.F.
B3-U, TYPE II	2 BR/2 BATH	1285 S.F.
C1-L, TYPE I	3 BR/2 BATH	1454 S.F.
C1-L, TYPE II	3 BR/2 BATH	1447 S.F.
C1-U, TYPE I	3 BR/2 BATH	1533 S.F.
C1-U, TYPE II	3 BR/2 BATH	1539 S.F.

CONCEPTUAL SITE PLAN  
MONUMENT SIGN SCALE: 1"=120'

CRESTA BELLA APARTMENTS  
ATLANTIC & PACIFIC DEV.

August 10, 2009

SAN DIEGO, CA

HPA#07205



HUMPHREYS & PARTNERS ARCHITECTS L.P.

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