



# **Tierrasanta Community Council**

**4985 La Cuenta Drive, San Diego, CA 92124**

*www.tierrasantacc.org*

***A Non-Profit Corporation • Recognized Planning Group • Serving the Citizens of Tierrasanta***

31 March 2005

To: City of San Diego Planning Department  
202 C Street, Mailstop 5A  
San Diego, CA 92101-6478  
Attention: Lesley Henegar

Subj: TCC ANNUAL REPORT FOR THE YEAR 2004-2005

Ref: (a) Council Policy 600-24 (CPC draft rewrite version)

Encl: TCC Annual Report 2004-2005

Attached please find a detailed report of the activities of the Tierrasanta Community Council for the period of 1 April 2004 through 31 March 2005. Here is a summary of the most noteworthy activities we engaged in:

- We interacted on several occasions with the U.S. Navy and MCAS Miramar on the matter of the military's plans to build multi-family housing just north of Santo Road. We also engaged the San Diego City Schools and Congressman Duncan Hunter's staff in a mini-community forum to bring everyone up to a common level of understanding in this matter.
- We interacted on several occasions with Intracorp and the Tierrasanta Christian Church as the former developed plans to buy this largely unused church site and construct a townhome residential community at the end of Tierrasanta Blvd.
- We met with the County Water Authority on several occasions to learn about their plans to construct a new flow regulator structure and to lay new pipes in Mission Trails Regional Park. Many members of the TCC took a guided tour of the likely construction zones.
- We worked with the Vista Grande Church and the community to resolve a dispute involving temporary structures (trailers) placed on a highly visible vacant lot.
- A reinvigorated Public Services and Safety Committee actively pursued several matters related to pedestrian safety near the Tierrasanta Elementary School and it provided a submission to the Safe Routes to School (SR2S) program. It also took the lead in negotiating a resolution of the Villa Portofino speed bumps initiative that was sought by the HOA board but not widely supported in the community.
- We created the Tierrasanta CERT committee as a subcommittee under the TCC, and we encouraged T-CERT to actively recruit more Tierrasantans for the San Diego Fire Department's CERT Academies.
- We closely monitored developments at Montgomery Field via membership on the San Diego City Airports Advisory Committee.
- Members of the TCC participated as active members of the Grantville Redevelopment Advisory Committee (GRAC).

The issues we expect will impact Tierrasanta the most in the coming year are:

- **Military housing north of Santo Road:** The preliminary technical proposal already should be completed, and the Navy will visit the TCC in April to present this plan for the first time. The TCC's Military Housing Committee then will commence a series of meetings with the Navy and School District, to occur from May through October 2005, during which time we will work to help design the housing complex in a way that minimizes impact to Tierrasanta. First earth moving at the site, to include building the extension of Santo Road and the sifting of some 260 acre-yards of earth for unexploded ordnance, is scheduled to begin in October.
- **"Tierrasanta Townhomes" development by Intracorp:** The former site of the Tierrasanta Christian Church will be bought by Intracorp for development into some 57 residential units. The detailed design work and promised traffic survey already should be completed, and the TCC's Community Development Committee will schedule a meeting in April to review these. Intracorp then will visit the TCC in April to provide details on the plan at which time the TCC will vote its recommendation to DSD on whether to approve or disapprove the plan. Actual construction may be expected to begin sometime later in 2005.
- **BRAC 2005 and MCAS Miramar:** The draft BRAC list is due May 15th and the final is due in September. The appearance of MCAS Miramar on these lists may give rise to talk of turning the MCAS into an international airport that will replace Lindbergh Field. Such a series of events is probably the greatest threat to the "Island in the Hills".
- **US Army and Water Authority work in MTRP:** The Army will conduct its once every 5 year survey of Mission Trails to look for unexploded ordnance this summer and fall, and we remain interested to see how that survey proceeds given the brush clearance afforded by 2003's Cedar Fire. Then the S.D. Water Authority will issue a draft EIR for their project to lay new water piping in MTRP, which by a previous description involved trucks and heavy machinery entering and exiting the park via the residential streets at the east end of Calle de Vida and the north end of Colina Dorada. The TCC is firm in the opinion the vehicle traffic instead should traverse the rebuild bridge at the end of Clairemont Mesa Blvd, thus avoiding residential streets.
- **Grantville redevelopment and San Diego River Park:** The Grantville Redevelopment Advisory Committee recommended approval of the redevelopment plan on March 28<sup>th</sup> and soon the City probably will adopt this plan. The TCC remains vitally concerned to see the impacts to our southern border, including possible (though likely unaffordable) desires to extend Tierrasanta Blvd across the river to Princess View. We also are interested in seeing how the San Diego River Park takes shape; in lieu of a road extension, we will be anxious to see this area be put to better use including possibly turning the area into an overlook and rest stop for park visitors.
- **Montgomery Field:** The City effectively is evicting 35-year tenant Gibbs Flying Service from his facility at MYF, and some on the TCC wonder why this is happening. Is the City's motive just to get a higher-paying tenant, or is there a grander scheme to turn the airfield into a jet-port with air taxi and cargo service? The ham-fisted way this has developed gives MYF's neighbors pause to wonder what will happen in the long run.

Lesley Henegar  
31 March 2005  
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Please contact the undersigned at cell 619-200-1928 or [egermain@pacbell.net](mailto:egermain@pacbell.net) if you have any questions.

Sincerely,

Eric Germain  
President

cc (email): Councilman Madaffer  
Tierrasanta Community Council

## Changes in Membership & Awards

### TCC Membership Changes

**APRIL:** TCC President Eric Germain announced the Council's plan to fill the two vacant positions via an appointment process. He asked for volunteers from the two Areas. Area 1 resident Donovan Trisko and Area 7 resident Tony Tibbetts introduced themselves and they each reviewed their backgrounds. Both volunteers lived in the Areas for which they have volunteered, so it was declared that positions did not need to be converted to "At Large" status. And because there was no similarly qualified second volunteer for either position, it also was declared there was no need to select the winners by secret ballot. Fred Zuckerman moved to appoint Donovan Trisko as Director of Area 1 for the remainder of the current term (expires in March 2005), and to appoint Tony Tibbetts as Director of Area 7 for the remainder of the current term (expires in March 2005). John Hopper seconded the motion and it was approved unanimously. The new Directors then assumed a seat at the Council table.

**OCTOBER:** Eric Germain announced the resignation of Karen Butler as a member of the council and the resultant vacancy in an Area 7 seat (term expiring in March 2006). Mr Germain then presented a proposed process to fill this vacancy (attached to the agenda), where said procedure if approved would become a TCC Standing Order for use in the event of any future vacancies. Ms Warburton recommended a change: that a secret ballot be used even if there is only one eligible candidate. The TCC voted to fill this vacancy at the November 17<sup>th</sup> meeting using the new vacancy procedure that was approved at this meeting.

**NOVEMBER:** Four Tierrasantans who live in Area 7 appeared in person to declare their interest in filling the TCC vacancy: Timothy Taylor, Jennifer Cochrane-Schultz, David Oates and Katherine "Katy" McCowan. Each of the candidates gave a brief overview of their backgrounds and their interest in serving as an Area 7 representative. The TCC then voted by secret ballot with the result being a tie between Mr Oates and Mr Taylor. A second secret ballot was conducted and Mr Oates was declared winner by the Election Committee. TCC President Eric Germain announced the appointment and then welcomed David Oates to take his seat the Council table. He also encouraged the other candidates to continue their interest in the work of the Council and its many committees.

Eric Germain reviewed the work of the Elections Committee and passed out a timeline for elections planning (including submission due dates and publishing dates for the issues of the *TierraTimes*). Jonathan Montgomery, Vice President for Issues, reported his tentative intention to resign his seat mid-term; this would add another officer seat to the March ballot (for the unexpired term only). The following TCC members also reported their tentative intentions not to seek reelection when their terms expire in March: John Hopper, Marianne Schafstall and Janet Brown.

**JANUARY:** The TCC acted on Jonathan Montgomery's announcement to resign his seat as Vice President for Issues as of March 31st. The TCC voted to declare the Vice President for Issues seat vacant as of April 1<sup>st</sup>. The TCC voted to approve filling this seat via the Annual Elections to be held in March.

Eric Germain led a review of the rewritten election procedures for use in the March 2005 elections, procedures which had been reviewed by the city's Planning Department. The procedures for 2005 will mimic what has been done in the past, but concurrent with a review of the TCC's bylaws (planned for the coming year) it is expected these procedures will be changed for the elections in 2006. The TCC voted to adopt the election procedures for use in 2005.

Tyson Heyn announced his resignation as Area 8 (at large) as of April 1<sup>st</sup>. The TCC declared vacant the Area 8 seat as of April 1<sup>st</sup> 2005. TCC declared an intention to fill the vacancy via the annual elections in March.

**MARCH:** The TCC held elections for nine seats and filled vacancies for three seats that were previously announced, with the results as follows:

VP Plans: Donovan Geiger (term 2005-2007)

VP Issues: Tony Tibbetts (appointed to unexpired term 2005-2006)

CFO: Fred Zuckerman (term 2005-2007)

Area 1: Brien O'Meara (term 2005-2007)

Area 2: Lori Roeder (term 2005-2007)

Area 3: Eric Bender (term 2005-2007)

Area 3: (unexpired term of Donovan Geiger to be filled in April)

Area 4: Susan Deininger (term 2005-2007)

Area 5: Tracy Conroy (appointed to full term 2005-2007)

Area 6: Scott Hasson (term 2005-2007)

Area 7: Tim Taylor (term 2005-2007)

Area 8: Donovan Trisko (at large, appointed to term 2005-2007)

All these elected members are homeowners and residents.

The TCC voted to declare vacant the Area 3 position currently filled by Donovan Geiger effective April 1<sup>st</sup>.

The TCC also voted to create a non-voting seat for Murphy Canyon Military Housing and to appoint Petty Officer Greg MacDonald to this position.

## TCC Awards

### **MAY: the TCC's Annual Awards and Evening Social**

Eric Germain presented Brandon Parker with a President's Award in recognition for his support to the community by hosting the website of the TCC at no cost.

Eric Germain also presented (or separately delivered) awards from various elected officials to departing members of the TCC including:

- Deanna Spehn, previous TCC president
- Dave Chamberlin, retiring from Area 3
- Fiona Pallag, retiring from Area 7
- Frank Lescher, Area 7
- Paul Mochel, Area 7 (at large)

**JULY:** Eric Germain presented David Bryant with a President's Award in recognition for his past service as Director of Tierrasanta's Community Service Center (which was closed due to budget shortfalls).

**OCTOBER:** Melody Morse was publicly recognized for her community work relating to her ongoing work in support of the fire victims. Allison Crotty presented Ms Morse with awards on behalf of Assemblyman LaSuer and State Senator Hollingsworth. Joe Browning presented Ms Morse with an award from Congressman Hunter, and Eric Germain presented her with an award from Supervisor Jacob. Ms Morse thanked the assembly and then spoke about the upcoming fire safety exposition at Serra High School.

## TCC Involvement with the Federal Government

### Military Housing at MCAS Miramar

**JULY:** Devin Birch reported that the construction of military housing on MCAS Miramar was not planned to happen until 2006. He also delivered to the TCC a highly detailed photo of Admiral Baker recreation area and the surrounding environs, and he reported that he was continuing to investigate the uncertain status of parts of the golf course (believed to be owned by the rock quarry).

Eric Germain presented a draft four-page letter containing comments in two main areas: school construction and traffic congestion. A discussion decided that the letter's points were accurate but that a third area—fire safety along the 2-1/2 mile access road—should be added as a separate area of comment in the final letter. The TCC gave its consent for Eric to coordinate with Deanna Spehn and the TCC's Military Housing committee and send the TCC's formal letter by the due date of July 26<sup>th</sup>.

Eric Germain presented a two-page response on proposed changes to the FY04 CLUP amendments for Montgomery Field and MCAS Miramar. Most significant recommendations: 1) many of the assumptions, predictions and references contained in the document are seriously out of date and need updating, and 2) the noise contour measurements for both airports are out of date and need updating.

**AUGUST:** Eric Germain presented a short briefing on the importance of MCAS Miramar, and then he presented the draft resolution which had been provided separately prior to the meeting. He explained his intention to deliver the resolution the very next day to BGEN Jensen, the senior officer at MCAS Miramar. A new final paragraph was added to the resolution during the discussion. The TCC voted unanimously to approve the resolution.

### SEPTEMBER: The TCC hosted a Mini-Community Forum on the MCAS Miramar Military Family Housing (MFH) Project

#### **Representing the San Diego City Schools:**

Ms Katherine Nakamura, elected member of the Board of Education  
Mr Bob Kiesling, Chief Facilities Officer  
Mr Scott Patterson, Chief Financial Officer

#### **Representing Congressman Hunter:**

Mr Ricardo Terrazas, Deputy Chief of Staff for the El Cajon district office  
Mr Scott Turner, El Cajon district office

#### **Representing Naval Facilities Engineering Command, Navy Region Southwest:**

Mr Tony Megliola, PPV team leader  
Mr John Rullman, PPV team  
Ms Sheila Donovan, EIS team leader

#### **Representing MCAS Miramar:**

Mr Jack Harkins, Installations & Logistics (G4), Marine Corps Air Bases Western Area

**TCC presentation:** Eric Germain presented a review of the TCC's perspective on the issues and possible solutions. The points he made were:

### **Introduction:**

- The TCC is on record supporting the Marines and supporting the mission of MCAS Miramar.
- The Military Family Housing (MFH) project is going to happen; the question is when and how, not if.
- The window of opportunity to influence major aspects of this project via "normal" means came to an end once the Record of Decision (ROD) was announced. That is, making significant changes to the project (such as a new freeway interchange on SR-52, or an access to Miramar Way that lies internal to MCAS Miramar) would involve "extraordinary" methods, such as an act of Congress.
- The TCC's ability to influence the project now must be focused on ensuring the project is completed in a way that addresses the concerns of the community to the greatest extent possible.
- The ROD was published on Aug 12<sup>th</sup> and it announced Site 8A as the selected option (north of Tierrasanta, access via a 2-1/2 mile road connecting the project to Santo Road at SR-52).

### **Issue 1: School Construction**

- The ROD provides 13.3 acres for schools as required to support the predicted 1,175 elementary school aged children. The Navy must give the School District 29 months notice before arrival of the first students. Based on an estimated move-in date of Dec 2007, this notice would be given in July 2005.
- Besides land for the school, the mitigation envisioned in the ROD is Federal Impact Aid and Possessory Interest Taxes, but while these provide funds to support

continued operation of the school(s) they do not provide funds early enough to support construction of the school(s).

- Question: will the School District be able to provide schools as required by the project's timeline?

### **Issue 2: Recreation Facilities**

- Murphy Canyon military housing was done poorly, where most all of the recreation facilities and other support facilities were not provided until 20 years later. Nobody wants that to happen again.
- The TCC wants to ensure this project is completed in a way that will minimize the impact on our existing (and already over-taxed) recreation facilities.
- The TCC requests regular meetings with the Navy and PPV contractor. The TCC envisions this engagement will be achieved as a joint effort of the Tierrasanta Recreation Council and the TCC's existing Military Housing committee.

### **Issue 3: Traffic Impacts**

- Tierrasanta understands the Navy conducted two independent traffic studies using the approved SANDAG traffic model, and we understand this matter is closed as far as any additional mitigation the community might desire. But the TCC continues to believe the Draft EIS, the Final EIS and the ROD all fail to predict the correct degree of impact to traffic on Tierrasanta's surface streets this project will cause.
- Moreover, given that the Marines now plan to populate the project with up to 75% Marine families, this project from the very beginning should have anticipated the need for and included in its design an access to Miramar's East Gate that avoids the freeways and lies internal to the MCAS.

- The TCC understands this obvious solution will not be in place when the project is occupied by resident families, but in due course, when the traffic impact turns out to be as significant as the community predicts, then we again will offer this as the obvious necessary mitigation.

**Issue 4: Fire Safety:** Tierrasanta remains concerned that the single access road leaves the projects residents exposed to a subsequent Cedar Fire.

**USMC presentation:** Jack Harkins of MCAS Miramar presented a slide on the Marines' perspective. MCAS Miramar is partnered with Navy Region Southwest and the Naval Facilities Engineering Command Southwest Division (SWDIV) to plan the project, and execute preparatory actions for the award of the PPV contract to construct and operate the new MFH on Miramar. SWDIV will execute the PPV award, including lease of the property and participation in the joint venture. The Marines will hire a contractor to remove unexploded ordnance from the site, sifting some 265 acre-yards (about 35 million cu.ft.) of earth from the former Camp Elliott area, prior to construction of the homes.

Mr Harkins said first occupancy of the site by families would be no sooner than December 2007. The USMC wants the schools to be built in synch with occupancy of the project and they will coordinate and cooperate with the School District to achieve this. The existing dirt road that leads from the project site northward into the base will serve as an emergency evacuation road for the project's families.

**US Navy presentation:** Tony Megliola explained that the Naval Facilities Engineering Command (NAVFAC) will manage the Public-Private Venture (PPV) that

will build and then oversee the operation of the MFH project. He explained how military housing since 1996 has been built via a new arrangement between a public company and the government, and how this PPV approach produces vastly superior results for everyone concerned compared to the way housing was built back in the 1970s (when Murphy Canyon was built).

Milestone	Est. Date
ROD Signed	Aug 2004
Request for Proposal(s)	Nov 2004
Proposal Evaluation	Dec 2004
Negotiations & Design	Jan – Aug 2005
Award Project	Sept 2005
Earthwork & Infrastructure	Sept05–Dec07
First Home Delivered	Dec 2007
Construction Complete	Dec 2012

Mr Megliola also presented the current draft timeline of the project's milestones (shown above). Key milestones are: A Request for Proposal (RFP) will be released in November 2004. Beginning probably in January 2005 the detailed negotiations will occur during which the specifics of the project's ultimate design will be established (including, for instance, the designs for recreation facilities and infrastructure). The construction contract will be awarded in September 2005.

Mr Megliola also explained that the project will be constructed in phases over a 5-year period, with the first phase delivering about 20% of the units for rental to military families beginning in late 2007 (in FY08), and another 20% will be delivered in each of the four years that follow. This will include a gradual ramp-up of families—and of elementary aged children—such that there could be a phased construction of schools.

The TCC's Fred Zuckerman asked for a copy of the RFP when it is issued and



recommended the TCC begin to engage the Navy and the PPV process in November 2004. Eric Germain suggested that the TCC (or a committee thereof) meet with the PPV entity probably monthly during the negotiation and design phase.

**School District comments:** Board Member Katherine Nakamura stated the District's intention to support this project with the two schools identified in the ROD, but commented on the District's limited resources. She stated that city-wide there has been a shrinking population of elementary-aged children, though population in her area, including Tierrasanta and Murphy Canyon, is still is growing. She reported that all of the \$1.5B Prop MM bond measure funds either have been spent or will be obligated, such that none of this would be available to support schools at the MFH project. But she also expressed relief at what was learned this evening: previously the understanding was that two schools would be required in 2007, which the School District could not afford; but now they understood that one school is required sometime early during the of the five-year timeframe of the project's completion, and the second school probably is not required until later in this five-year window.

San Diego City Schools Chief Facilities Officer Bob Kiesling stated that the School District is committed to building the needed schools, but the only question was when. If the second school isn't required until sometime after 2007 then this provides some breathing room, and the extra time (from what previously was understood) makes the requirement a lot easier to satisfy.

San Diego City Schools Chief Financial Officer Scott Patterson noted that the two schools probably each would have to support 600-700 children, and each of these would

cost around \$17-20M. He stated that the ability to phase school construction as students arrive makes the problem more manageable. He explained that schools typically takes two years to build: one year to design and a second year to construct. He doesn't know how they will fund these two schools (probably via some form of borrowing), but they will work the issue and find a solution. He noted that the School District is planning to ballot another bond measure in 2006 that, if passed, could cover the cost of construction for both schools.

**Congressman Hunter comments:** Rick Terrazas, newly appointed District Office Deputy Chief of Staff, stated the Congressman's intention to bring to the table anyone who was needed in order to make this project go smoothly. For instance, he said the staff would bring up the traffic concerns in Washington the next time SANDAG comes to visit the Congressman. He stated his intention to attend the TCC meetings regularly in order to stay fully informed on how this progresses.

#### **Comments from the TCC and Public:**

Tierrasanta resident and TCC past-president Deanna Spehn noted that Gaspar De Portola Middle School was constructed as a "temporary" school at significantly less cost than a normal school, and she inquired whether the District has looked into this as an option. School District staff responded that the use of modular units as accessory classrooms on school sites has proven to be very successful, and that they would look into the idea of building a "temporary" school. Ms Spehn expressed strong concern about simply adding portables on each of the Tierrasanta elementary school sites to accommodate the 20% per year of elementary-age students coming from the new military housing. She also asked why the Draft and Final Environmental Impact Statements did not

include a list of the recreation facilities that would be provided on the MFH site, despite requests by the community, and she commented that it would be helpful to have such a list.

Tierrasanta Recreation Council President Mike George concurred that the temporary structures are excellent substitutes for brick and mortar school buildings; the two-story modular structures are particularly nice and very sturdy. He recommended any grass fields on the MFH school sites be established as Joint-Use Fields from the beginning.

Tierrasanta resident Bonnie Alexander expressed concern over the flow of heavy trucks, machinery and building supplies we may expect will traverse the community virtually continuously in the years from 2006 to 2012. She asked if the construction traffic all would be required to use the freeways or would it be permitted to cut-through Tierrasanta's surface streets as do the resident commuters. She also wondered if the bridge would be improved (widened, a new lane added) first in order to support the truck traffic, or would this happen later such that trucks would have to traverse the existing narrow bridge alongside Tierrasanta commuters.

Tierrasanta resident Linda Juhasz commented on the demographics of Tierrasanta's schools and the fact that so many students currently are bussed from other parts of the city. She suggested that rather than bussing in students from other areas, the District should consider having the students from the new military housing attend Tierrasanta elementary schools instead of overcrowding the facilities by continuing the extensive bussing currently underway. She said it makes sense as the project is being incrementally populated, and

in an environment when students are already being bussed into Tierrasanta, that students from the MFH should be bussed to our local elementary schools rather than students from more distant parts of the city.

TCC member Walter Odening concurred with Fred Zuckerman's earlier comment that if 10-15% of the design will be done during the RFP process then the TCC needs to be engaged with the Navy and the designated PPV contractor at that earliest stage (no later than Nov 2004). He also recommended the TCC be invited to participate in any 30%, 50%, etc design reviews that might be scheduled.

A question was raised about the access road leading from the Santo Road Bridge to the housing area. It was stated that this road would only be one lane in each direction for security and safety purposes. It also was noted sections of the road will be only 1 mile from an MCAS shooting range.

Tierrasanta resident Robert Garcia asked the TCC not to give up working on the anticipated problem with traffic and to keep working for the "Northern Bypass" connection that involves access to the existing road(s) internal to MCAS Miramar.

Eric Germain concluded the mini-community forum by stating that the TCC will work closely with the Military, the School District and Congressman Hunter's staff on school construction funding and timing issues, traffic, clearance of unexploded ordnance, design of park and recreation facilities and fire safety issues. The TCC looks forward to regular meetings with the Southwest Division Facilities Command personnel as this project goes forward.

**NOVEMBER:** John Rullman of the Naval Facilities Engineering Command, Navy Region Southwest, and Jack Harkins of MACS Miramar G-4, provided an update on the 1600-unit military housing project planned for MCAS Miramar. The RFP for design & construction is delayed; now they expect it to be released probably in Dec 2004 or Jan 2005. They also briefed plans for a new fire station to be built adjacent to the housing project: approximately 14,000 sq. ft. in size, large enough for two fire engines, and with space to accommodate the fire fighting crews and military police. The housing project is still expected to accept its first military families in late 2008 and the new fire station is expected to be completed a year later in 2009.

The Navy recommends interested persons have a look at the new housing projects (at the former NTC and at Serra Mesa) to see what sort of facilities are provided, and they noted that the types of development built today (via the Public-Private Venture—PPV—process) are vastly superior to those built in years past (e.g., Murphy Canyon in the 1970s). Mr Rullman agreed to arrange a tour of other military housing projects in the San Diego area for the six members of the TCC who expressed interest in such a tour. Lee Campbell offered to coordinate the logistics of this tour with Mr Rullman.

The Navy & Marine Corps representatives agreed to meet periodically with representatives of Tierrasanta where and when required. They prefer not to meet downtown in Navy spaces, but they will be glad to meet in Tierrasanta, either during the work day or in the evening. The military accepted the TCC's desire to periodically meet in focused sessions in order to examine the issues in greater detail than is possible at the TCC's monthly meetings.

**FEBRUARY:** John Rullman and Jack Harkins (MCAS Miramar) provided an update on progress. Mr Rullman reviewed the history of Military Family Housing (MFH) program that is being implemented via the new public-private venture (PPV) process. Phase 3 in this process is the 1,600 units planned for MCAS Miramar at Santo Road. The invitation for proposal (IFP) was delivered to Lincoln-Clark (LC), the PPV contractor, on January 3<sup>rd</sup> (the partnership works as follows: Clark prepares the site and constructs the housing, and Lincoln manages the housing project once its occupied). LC is drafting a preliminary technical and cost proposal that is due on about March 15<sup>th</sup>. The Navy's plan is to review this for a month and then come to the TCC in April to give an update (with LC participating in the presentation).

Working group meetings will begin after the April TCC meeting. We see this as the opportunity to engage all the key stakeholders including: the Navy, Lincoln-Clark, the TCC's Military Housing Committee, the Tierrasanta Recreation Committee, and San Diego City Schools. The working group will be the team that helps to define the details of this project and that works on issues of concern to a stakeholder. These meetings will continue until about October by which time the design proposals should be finalized. The first period of earth moving is planned for October 2005 when the survey for unexploded ordnance (UXO) starts and site preparation begins.

Jim Watts (District Architect for the San Diego City Schools) attended to update the TCC on the school situation. There remains no identified funding to construct the two elementary schools that are needed. At present their plan to obtain funding for this project is: 1) special federal legislation to build the schools, 2) another "Prop MM"

ballot measure possibly planned for 2006, and/or 3) selling off the 58 acres of SDCS property (inside the boundary of MCAS Miramar) for cash.

*[Follow up: A meeting was held at Serra High School on February 24<sup>th</sup> to update people on plans to build schools at MCAS Miramar. During this meeting the SDCS representatives presented a slightly different plan to obtain funding for this project: 1) Developer fees, 2) State school facility funds, 3) Allocation from a proposed post-MM bond measure, and/or 4) Special federal legislation. The first two of these options were described as possible but with the caveat that all such funds “are currently fully committed for other district needs.” The presentation also confirmed SDCS’s timeline for construction: absorb all students into existing schools during the 2007-08 school year, have the first elementary school ready for occupancy for the 2008-09 school year, and have the second school ready for occupancy in the 2009-10 or 2010-11 school year.]*

The TCC’s Fred Zuckerman asked for statistics on other elementary schools to

determine if the 13.3 acres offered for the schools was adequate. Mr Watts explained that typically an elementary school is 7 to 9 acres in size (2-storey construction, 700 students per school); given that these two schools would be adjacent to each other, and given that their populations would be lower than 600 per school, he predicted the lot size would be adequate.

### US Army Corps of Engineers

**OCTOBER:** Lee Campbell briefly discussed his meeting with the US Army who will be doing a periodic sweep for unexploded ordnance in the area of northern MTRP (just south of SR-52). The sweep should be conducted in the May-Aug 2005 timeframe. Walter Odening noted that this was a “sweep of opportunity” given that the fires of last year have cleared out all the brush that previously made this survey more difficult.

**MARCH:** Mr Lloyd Godard of the US Army gave a presentation on plans to perform a 5-year periodic survey of MTRP for UXO.

## TCC Involvement with Local Government Entities

### Planning Dept & Existing Conditions

**JUNE:** Eric Germain described the work done in prior months on an “existing conditions” survey of Tierrasanta. The updated charts prepared by the City had been delivered, but these needed to be compared to the TCC’s comments to see if the changes were made. Fred Zuckerman accepted the task to compare the updated maps against the TCC’s submitted corrections and identify any corrections that were not incorporated. He then delivered a report of discrepancies in July.

**OCTOBER:** Fred Zuckerman explained how the review of the city’s zoning maps, an action requested by Lesley Henegar and the city’s Planning Department in September, has been unsuccessful because of an inability to fully understand the color codes. He planned to request clarification from the city. When received, he and the Open Space Committee would try again to complete the “existing conditions” review of how the city’s dated zoning descriptions match actual land use as witnessed in the community today.

**NOVEMBER:** Eric Germain reported that the City's CPGs each have been asked to provide comments on the new draft council policy 600-24 by the February meeting of the Community Planners Committee (CPC).

The City is developing new Manufactured Slope Regulations, which appear to restrict homeowners' options in regard to improving or planting on their slopes. Additional information is needed prior to discussion by the Council.

**JANUARY:** The TCC endorsed the CDC's response to the Stadium Golf CUP Extension permit request without comment. (Note: this was submitted by the city to the TCC over the holidays with insufficient time for the full TCC to address this matter.)

#### **Grantville Redevelopment Advisory Committee (GRAC)**

**APRIL:** Mr Tracy Reed (former planner for Tierrasanta) reported the Grantville Redevelopment Advisory Council (GRAC) planning meeting was taking place at the same time as the TCC, but that future meetings of the GRAC would be held on the 4<sup>th</sup> Monday of the month in order to solve the scheduling conflict with the TCC. GRAC meetings convene at Mission Valley Nazarene Church (at the end of Mission Gorge Place) at 6PM. The group will expand next month to include 4 more people, two of which will be Tierrasantans. Tracy provided a introductory report, including an estimate that 15-18 months would be needed to develop a preliminary redevelopment plan.

Tierrasanta members of the GRAC are:

- Representing the TCC: Eric Germain
- Representing a Tierrasanta homeowner: Lee Campbell

**JANUARY:** Mr Tracy Reed delivered copies of the Draft Redevelopment Plan document. About 18% of the redevelopment area is within Tierrasanta [*this number has since been reduced to 11%*], the majority of which is 120 acres in the sand and gravel quarry. Air quality and ground contamination are concerns. He provided comments on this plan and on the Draft EIR that is currently in review, and he described how we are at about step 30 of a 72-step redevelopment process. Blight findings will be in preliminary report coming out this month. Hearings will happen in April and in May he expects a report will be presented to city council.

**FEBRUARY:** The TCC noted the comments prepared by Eric Germain on the Grantville Draft EIR (comments were due on February 14<sup>th</sup>). Lee Campbell read a draft resolution to remove the parcel along and south of the extension of Tierrasanta Blvd (from the road's terminus to the San Diego River). The TCC voted to approve the draft resolution.

#### **San Diego Water Authority & Mission Trails Regional Park (MTRP)**

**JUNE:** Jeff Garvey and Gina Molise, of the San Diego County Water Authority, presented a slideshow on the plans for piping work and a new flow regulator structure in Mission Trails Regional Park (MTRP). They reported that desalination these days is approximately cost comparable with other new sources of water (e.g., the cost of building a new aqueduct), but this is approximately twice the cost of water currently being provided (via the existing aqueducts).

Mr Garvey briefed there are about \$1.8 billion of improvement projects planned for the existing infrastructure. Some of the existing untreated water pipes are 60-years old, and these need to be re-lined with steel inserts

throughout the Authority's system. In approximately 2009 they plan to install a new 600-ft section of treated water pipe and a new 18-million gallon flow regulatory structure (FRS; effectively, a surge tank). This new pipe will about double the system's capacity to deliver treated water to points south, and in will include removal of the existing purple-colored vent tubes that appear in MTRP.

The new pipe will be installed via a boring device that probably will enter from the south side. A significant unresolved point is where the construction trucks, dump trucks and equipment trucks will access the construction and digging sites. Options are: from the Staging Area (via a repaired bridge), from Mission Gorge, from Calle de Vida where it turns into Colina Dorada, or from Belsera.

This project just now receiving funding for this work. Construction is planned for the 2007 to 2009 timeframe. The next step is development of an Environmental Impact Report. The Authority is hosting members of the TCC on a tour through MTRP on June 30<sup>th</sup> at 8:30 AM.

**JULY:** Eric Germain reported that several members of the TCC took the Authority's tour of their planned construction sites in MTRP. Many photos were taken, and one day these will be presented to the TCC. The key issue is whether the construction vehicles will access MTRP via the existing (albeit damaged) bridge or via the MTRP access location at Calle de Vida and Colina Dorada Drive.

**JANUARY:** Mr Mike Wallace of the City of San Diego Water Department delivered an informational presentation on the City's water reuse program. He asked for community feedback via an online questionnaire at <http://www.sandiego.gov/water/waterreuestudy/index.shtml>.

**MARCH:** Gina Molise and Habib Hariri distributed a Mission Trails Project Update sheet and gave a presentation describing the Water Authority and outlining plans to lay new piping in MTRP. Mr Hariri reported the 30% design point for this project would be reached late this summer, a Draft EIR would be published probably in September 2005, and a Final EIR would come in 2006. The actual construction work is to take place in 2007 through 2009.

### Montgomery Field (MYF)

**APRIL:** Eric Germain presented a report and slide show on planned improvements to Montgomery Field (MYF) and on the need for the Montgomery Field Comprehensive Land Use Plan (CLUP) to be updated. He explained the changes proposed could, potentially, lead down a path that might result in an air field able to support larger and heavier aircraft, and if this happens then there will be political pressure to relax the current City Council limits on the weight of aircraft allowed to use the field. Should this happen then the traffic at MYF would increase and the noise heard by Tierrasantans probably would increase as well. The City Planner for MYF, Mr Bill Tripp, attended the briefing.

**OCTOBER:** Montgomery Field Safety Manager Mike Tussey and Sound Abatement Manager Terry Price appeared as applicants and presented Montgomery Field's proposed plan amendment to alter the airfield's Multiple Habitat Planning Area (MHPA) boundaries. The proposals involve land swaps that un-designate some current areas (needed for planned development) and newly designate other areas as mitigation. The newly designated areas are more than twice what is being undesignated, and the new areas are considered significantly more important in terms of habitat. Walter Odening reviewed the

report and recommended the TCC vote to concur with MYF's proposal. The TCC voted to recommend DSD approve MYF's proposed changes and the related Process 5 plan amendment.

The matter of community-placed noise monitoring equipment was discussed. Mr Price reported that hand-held devices cost around \$6,000 but they would provide little meaningful information, and devices with recording capability that could be left in place a few weeks would cost around \$20k-\$40k. He also stated that measurements taken by Tierrasanta would have little impact on federal (MCAS) airspace operations, particularly since CNEL is the noise standard in use and these values are based on a year's worth of data collection. Mr Bill Reschke stated contrary opinions: 1) BGEN Jensen would probably be highly receptive to noise reports from an adjacent community (as is the case at NAS North Island), and 2) residents in Coronado have such monitors in their backyards, so the recording devices are not all that expensive.

**NOVEMBER:** Janet Brown attended a meeting at Montgomery Field (MYF) in September to discuss helicopter operations at the air field. There are currently 25 helicopters based at MYF, but the helicopters that seem to cause the most noise to Tierrasanta (Mercy Air medical flights) are based elsewhere. She reminded everyone that the best thing citizens with complaints can do is jot down the time (and any identifying info) of the offending overflights and then report this to Terry Price (tel: 858-573-1463), Airport Noise and Community Relations Officer at MYF.

## Cell Phone Infrastructure

**OCTOBER:** Ms Jennie Starr of Carmel Valley presented a slideshow of proposals for TCC endorsement on city regulations related to placing of cell phone towers in residential areas and the applicable requirements for noticing. Bill Reschke, chairman of the Community Development Committee (CDC), reported that the proposals were examined in detail and the CDC voted unanimously to approve Ms Starr's recommendations as amended by the CDC.

The six numbered paragraphs of the draft resolution were examined in some detail. Lee Campbell expressed concerns with the concept of a Community Wireless Facilities Plan if such plan were to be integrated into the community plan. Donovan Trisko moved (Jonathan Montgomery seconded) to change the setback requirement distance in resolution item #4 from 100 ft to 200 ft (the motion failed 2-13) but the wording "at least 100 feet" was agreed by consent. Lee Campbell suggested the wording of Resolution Item #6 be changed from "church" to "non-residential" and too this was agreed by consent. The TCC voted to approve TCC Resolution 03-2004 on this matter.

**FEBRUARY:** The proposal to install a cell phone tower at the Tierrasanta Recreation Center was examined. Mr Doug Munson, representing Sprint (the applicant), discussed the proposal to install a 70-ft light pole and cellphone antenna near the baseball diamond along with an equipment facility behind the gymnasium. Celeste Weinsheim of the Recreation Council reported the Council's endorsement to the proposal. Eric Germain

read a draft motion that recommended approval but placed three conditions on the TCC's approval, and Donovan Trisko added a fourth condition. The motion was passed.

### Other Guest Speakers

**JUNE:** Deputy District Attorney Jeffrey Anderson described the DA's community outreach program. He delivered brochures on identify theft, elder abuse, and a child identity kit. He reported that one of the more significant issues is gang violence. He reported that the DA handles prosecution of felonies while the City Attorney handles misdemeanors. He offered to arrange a visit of District Attorney Bonnie Dumanis to the TCC.

**JULY:** Two representatives of the Environmental Services Department, Chuck Woolever (Deputy Director) and Julie Sands (Recycling Specialist), presented a briefing on why refuse collection in Tierrasanta has been changed from Tuesday to Friday. The main reason is the new plan saves the city about \$1M a year due to increased efficiencies: a centralized operation, with collections focused into a single geographical area per day, requiring six fewer routes/trucks, and with an improved ability to re-route trucks. All drivers got new routes and about 70% of residents got new collection days. The fact that Tierrasanta ended up with collection on Friday (as opposed to another day) was basically "the luck of the draw."

## TCC Involvement with Public Safety and Emergency Preparation

### Public Safety & Services Issues

**JUNE:** Lee Campbell discussed the ongoing construction at the Gateway Shopping Center and its impact to parking and traffic flow, and he reported that the construction would complete approximately in late Sept. He read a draft letter to the property manager and proposed we and our Councilman send such a letter. The nature of the parking lot was discussed: whether it should support 2-way or 1-way traffic, whether the parking spots should be straight-in or angled. By prior agreement the Public Services and Safety (PS&S) committee was given authority to work the matter. The TCC voted 15-0 to commit this matter to the PS&S committee with recommendation to arrange a meeting with the owner or property manager.

Karen Butler, newly appointed chair of the PS&S committee, reported her plans to

expand the community's support to the SDPD's efforts against gang activity. The PS&S committee supported the City's proposal to install a single stop sign on Amaro Drive at La Morada Drive.

Jerry Alford, a Tierrasanta resident, appeared in person to explain the need to make the intersection of La Cuenta Drive and Montego Drive a 4-way stop. He showed diagram of problem: cars driving between Clairemont Mesa Blvd and the Tierrasanta Elementary School routinely back up such that they occupy the intersection, thereby making it virtually impossible to safely turn from Montego onto La Cuenta. His desire to make this intersection a 4-way stop was denied by the Traffic department. He also wanted a "no right turn" at La Cuenta and Clairemont Mesa Blvd. As a lesser solution, a "keep clear" sign should be painted on the pavement to keep cars from backing up through the intersection.



The TCC voted to commit the matter to PS&S for a more detailed study and, if an action is supported, to prepare a recommendation to Councilman Madaffer.

**JULY:** Lee Campbell asked about loss of the SDPD's storefront in the Albertson's shopping center, and his thinking that the largely vacant Tierrasanta Christian Church site (at the eastern terminus of Tierrasanta Blvd) could possibly be used as a replacement storefront (for the months it takes to consummate a possible sale of the property). Officer Carroll said the SDPD appreciated Lee's initiative and that senior leadership was examining the possibility. He pointed out that a possible site such as this must be zero cost and the offer must be good for at least a year.

**AUGUST:** LT Rick Roda and Officer Patrick Wafer of the City Schools Police Department explained the purpose of the Schools Police Dept and briefed the recommendation to start a parent patrol program in Tierrasanta. They currently have ten such parent patrols south of I-8; this would be the first program north of I-8. They currently have patrols at nine elementary schools and one middle school; this would be the first at a high school.

The TCC provided consent to the proposal for the parent patrol program; however, this is a matter that does not directly involve the TCC, and as such TCC action was not required and no vote was taken.

**SEPTEMBER:** PS&S Chair Karen Butler discussed the intersection of Montego Drive and La Cuenta Drive and explained how a member of the public has asked that this intersection be kept clear such that people on Montego have a degree of access to La Cuenta. She said that the consensus was "Keep Clear" indicators was an acceptable solution but that the complainant insists the intersection be turned into a 4-way stop.

Lee Campbell reported on the Gateway Shopping Center parking lot situation. He has been in contact with the relevant owners, and the owner of the new Vision Center is willing to accommodate the community's concerns as long as there is no associated cost. He reported that the approved plans called for straight-in parking and he was investigating what would be needed to convert these to angled parking. He also noted that the US Postal Service trucks probably will direct that the one-way traffic flow be as follows: enter northbound past Earthblend and exit southbound past the new Vision Center.

**OCTOBER:** PS&S Chair Karen Butler resigned her seat on the TCC and her chairmanship of this committee.

**NOVEMBER:** Over a year ago, the Villa Portofino Homeowners Association (VPHA) Board of Directors sent a request to the City for speed bumps on the four interior roads that form the inner loop of Portofino (Escobar, Abuela, Esmeraldas and Fino), and last month the City's Traffic Engineering Department sent a letter that approved the speed "lumps" project.

A letter sent to the TCC asked for the Planning Group's input on this proposal prior to commencing the work, which is the reason this item was included in the TCC's agenda for November. But since publishing of this agenda, the TCC president had received several calls suggesting not everyone in the Portofino community was fully aware of this proposal. Eric Germain reported that three different members of the VPHA Board had contacted him: each concurred there had been insufficient public notice and each requested the TCC postpone its vote on this matter. He also reported that the Traffic Engineering manager said a delay in this vote would have no real impact since funding for the project could take years to secure. The VPHA Board

plans to poll the homeowners in the near future; therefore, a motion to postpone the TCC's vote was passed in order to allow time for further community outreach.

The TCC voted to continue this item until the VPHA Board of Directors has informed the community and established a consensus on whether to proceed.

Eric Germain introduced David Ferguson as his appointment to chair the PS&S committee. The TCC voted to approve this appointment.

**JANUARY:** The TCC voted to postpone the matter of Portofino speed lumps to the February meeting.

The City proposes to turn the intersection of Tierrasanta Blvd and Colina Dorada Drive into an "all way" STOP, which would add stop signs at Tierrasanta eastbound and northbound from the El Dorado Greens complex. Eric Germain reported that CDC & PS&S both examined and endorsed the City's plan for these new stop signs, and he noted that even if such controls aren't needed now they probably will be needed if and when the former church site is developed by Intracorp. Mike Ogilvie spoke against the proliferation of stop signs and Dan Waltz said his experience is this intersection did not require any further controls. Lee Campbell reported having seen near collisions and children crossing at this intersection. The TCC voted on a motion to oppose the city's plan to install new stop signs but this motion failed. The TCC then voted to endorse the city's plan to install new stop signs and this motion passed.

PS&S committee chair David Ferguson presented the five areas where state grant funding under Safe Routes to School (SR2S) could be used in Tierrasanta. Each was reviewed separately, and the list was prioritized as follows:

- 1<sup>st</sup>: Traffic control measures for median in front of Kumeyaay Elementary School off Antigua Blvd
- 2<sup>nd</sup>: Creation of student drop-off Zone – Vista Grande Elementary School
- 3<sup>rd</sup>: Traffic control measure for Kumeyaay Elementary at intersection of Via Valarta and Avenida Playa Cancun
- 4<sup>th</sup>: School Road humps at Camino Playa Norte for Kumeyaay Elementary
- 5<sup>th</sup>: Sidewalks/Bike Path at Santo Road

The TCC voted to forward this to the City in the priority order shown above.

### **Villa Portofino Speed Lumps**

**FEBRUARY:** David DiPierro and Steve Denny (Traffic Engineering Department) described the process to approve a traffic calming request such as the request for speed lumps in Portofino. A given project must satisfy 14 criteria in order to be considered; Portofino met all 14 tests, even though this hurdle typically disqualifies the vast majority of requested projects. After the criteria are met it normally is required to obtain consent from 75% of the affected residents. Mr DiPierro said that it should be acceptable for the home owners association (HOA) to provide this community input, particularly given the size of this community and the difficulty in contacting so many people. Finally, the city looks to the recognized Planning Group—the TCC in this case—for a recommendation on the project. Mr DiPierro also explained that fewer lumps was not an option (lumps further apart would not have the desired traffic calming effect) and stop signs are never used for purposes of traffic calming.

Brian Staples (President of the Villa Portofino HOA) explained the genesis of this project: concerns for child safety brought about by speeding, and a desire for traffic calming as

the corrective measure. He and HOA board member Muriel Vasconcellos explained how about 900 surveys were mailed twice (in two mailings) to all residents in Portofino; 144 responses were received with the result being: 75 in favor, 56 opposed, 7 no votes and 6 invalid ballots. The HOA board then voted 6-2 to endorse the plan. Many HOA members, representing both sides of the issue, attended and voiced their opinions.

A significant number of HOA members spoke against the proposal. There was some concern voiced about the process for voting on the measure (the HOA says it was a survey, not a vote) and about the tabulation of the results. Several said the rules require 75% of the residents approve such a plan, and they asked why the City decided to waive this requirement and to allow the HOA board to decide on their own. In the end, Mr DiPierro announced he wanted to investigate the residents' concerns and research the 75% rule further, and for the present he was putting the project on hold. The TCC therefore did not conduct a vote on the matter.

#### **Tierrasanta Community Emergency Response Team (T-CERT)**

**JUNE:** The TCC passed a resolution to create the Tierrasanta Community Emergency Response Team (T-CERT) Committee as a subcommittee within the TCC.

**SEPTEMBER:** Marianne Schafstall commented on the needed for continuing support following a disaster. CERT provides an immediate response, but there remains a lack of support for the longer term treatment of victims. She believes the TCC should develop an organization that works in the aftermath of a disaster to help connect victims

to the existing support infrastructures and organizations.

**NOVEMBER:** Director August "Augie" Ghio introduced himself and described the Homeland Security office, which is within the San Diego City Manager's organization. He plans to work with the emergency and disaster agencies, including with the County of San Diego's Office of Emergency Services (OES), to increase preparedness for "what we do 99% of the time" as well as to prepare for less likely threats (such as terrorism). Numerous federal and State grants have been received for disaster and terrorism preparedness. These grants are currently used for training police and fire agencies throughout the county and will be administered by his office. Mr Ghio complimented the San Diego Fire Department and Tierrasanta for their CERT program and he cited these as perfect examples community involvement and a mobilization of volunteer resources. He also wants businesses and industry to be involved and to develop their own emergency response plans so they can be back to work and functioning as soon as possible after a disaster. He also recognizes a need to work with City of San Diego elected officials to establish their roles during a disaster and to institute training and exercises for city employees for emergency situations.

**DECEMBER:** On December 20<sup>th</sup> members of Tierrasanta CERT met with representatives of the San Diego Fire Department to review the CERT program's funding status and the appropriate uses of T-CERT's \$50,000 of funding.

**MARCH:** T-CERT submitted a draft memo of agreement (MOA) with the SDFD to spell out an agreed process by which T-CERT's funds may properly be spent.

### **Intracorp development of the “Tierrasanta Townhomes” Project**

**JUNE:** Carl Waidell of Intracorp presented an update on the possible sale of the church site and its development into homes. Intracorp’s preliminary plan is to build more affordable low-rise condos that are suitable for first-time homebuyers. The purchase contract was signed about 1-1/2 weeks ago, and it includes a 60-day “due diligence” period (ends approximately 1 Aug 04). During this period the purchaser investigates the viability of rezoning the land; after the period, if the contract is continued, there would be a \$500k fee paid by Intracorp to the church in order to back out of the plan.

The 6.8-acre site currently includes approximately 2 to 2.5 acres of usable land. Intracorp is looking at developing only the usable land, and there is no plan to develop the adjacent open space. The notional zone (for single-family homes on 5,000-sq.ft. lots) would permit about 26 to 29 detached homes to be built, but Intracorp wants to build approximately 56 attached units that are 1,100-sq.ft. in size. They anticipate it will take 12-18 months to get the rezoning from detached to attached homes. The preliminary plan is for 3-storey structures that include 2-3 bedroom homes atop garages. One significant issue is the possible undergrounding of the power transmission lines that cross the south side of the property.

Development according to this plan would involve an amendment to the Tierrasanta community plan. The TCC voted 16-0 to commit this matter to the CDC for further study and a report when appropriate.

**AUGUST:** Carl Waidell of Intracorp and John Pani of the Tierrasanta Christian Church reviewed the status of Intracorp’s effort to acquire and develop the church site at the end of Tierrasanta Blvd. The 60-day due diligence period has ended, but due to the complexity of this matter an additional 30 days was needed. Thus, Mr Waidell was not able to report on any final decisions by Intracorp.

Intracorp’s plans to develop the site requires rezoning (to high-density residential), but there is no need for an amendment to the Tierrasanta Community Plan. A profitability analysis of the business model has required them to increase the size of the units from about 1,100 sq.ft. to 1,500 sq.ft. and to reconfigure the design to allow for an extra four units (from 56 total units to 60). Undergrounding of the electrical lines is still being examined; while desirable, the cost of this may prove prohibitive. Finally, when submitted to the City for preliminary review, they were asked to include a variety of improvements beyond what had been planned (curbs & gutters, landscaping, sidewalks and some street paving), and this too figures into the project’s financial viability.

Bill Reschke, Chairman of the TCC’s Community Development Committee (CDC), engaged Mr Pani in an informative and spirited discussion that compared the Church’s principal interests to those of Tierrasanta. In the end there was a better understanding by all on how the different parties view this matter. Mr Waidell concluded by saying that upon completion of the added 30 days of due diligence, and following a meeting to be held with Councilman Madaffer, Intracorp will return to the TCC and provide another update.

**SEPTEMBER:** Carl Waidell and Kahi Pacarro of Intracorp reviewed the status of Intracorp's effort to acquire and develop the Tierrasanta Christian Church site at the end of Tierrasanta Blvd. The 60-day due diligence period has been extended by 30 days and now expires on October 1<sup>st</sup>. Since last month they have had a meeting with Councilman Madaffer. Intracorp has agreed to conduct a traffic study on Tierrasanta Blvd.

The TCC's Walter Odening asked about contact with Shapell Industries (owner of the northern half of the Blvd's extension), and Mr Waidell responded there has been no contact. The TCC's Lee Campbell asked about Intracorp's plans for the road's extension, and Mr Waidell responded that because there has been no contact with Shapell the current plan is to leave the extension as is and build only on the church site.

**OCTOBER:** Eric Germain reported for the CDC that there has been no significant change in status at the former Tierrasanta Christian Church (now a YMCA site) and the property's possible purchase and development. Intracorp has paid the church to extend the due diligence period to December 1<sup>st</sup> by which time they will need to make a firm decision on whether or not to proceed. There remains some confusion on the ability to vacate the right of way of the extension of Tierrasanta Blvd; Mr Zuckerman asked for definitive documentation on ownership, and Ms Lowe said she would pull the relevant property information from city records. The TCC expects to receive an update from Intracorp in November.

**NOVEMBER:** Carl Waidell reported that Intracorp and the Tierrasanta Christian Church are still in negotiations on the purchase of the property at the terminus of Tierrasanta Blvd. Intracorp is developing the information needed for formal submission of

this project to DSD, including the traffic study requested by the TCC. He expects to submit the package on January 15, 2005 and to receive a completeness check from the City by February 15, 2005.

Also at the TCC's request, Intracorp recently commissioned a title search from Land America Title to determine ownership of the extension of Tierrasanta Blvd in the event the City's right of way (to build the road extension) is vacated. According to the title search, the property was dedicated to the City by Shapell Industries, and if the right of way is vacated then ownership will revert to Shapell Industries. Mr Waidell said Shapell has been non-responsive, and his conclusion is this property will not be available for development by Intracorp.

**FEBRUARY:** Carl Waidell introduced his new assistant Scott Russell. Together they presented the proposed landscape and elevation plans for the 58-unit complex now to be known as "Tierrasanta Townhomes" (made up of eight 6-unit buildings, one 7-unit building and a 3-unit building). Lee Campbell's suggestion from the CDC meeting, of alternating the balconies, was incorporated into the design. Plans were submitted to the City on January 27<sup>th</sup> and comments from the City are expected in mid-March. Intracorp plans to present their final plans (with City comments and their responses) to the TCC on April 20<sup>th</sup>. The package of drawings from DSD was made available for examination during this meeting.

Regarding the traffic study: preliminary numbers suggest this development will add about 460 trips per day, and the final study should be done in two weeks (a copy will be sent to Eric Germain). Kathy Warburton brought up trash dumping at the cul-de-sac: Intracorp plans to provide 24-hour security during period of construction.

## Vista Grande Church

**APRIL:** TCC President Eric Germain moderated a community meeting that included 20 min for speakers on behalf of the church's plan to leave the trailers on their upper lot, 20 min for speakers opposed to the church's plan, and 20 min for the TCC to ask questions. During the TCC's question & answer period a consensus was developed that the trailers in their current location were a substantial departure from the approved CUP and that a new CUP probably was required. After the period of discussion, Fred Zuckerman offered a motion that was passed unanimously:

*The addition of any trailers or temporary structures to the upper lot at Vista Grande church is a significant variance from the pre-existing conditions and the historical use of the property. The TCC recommends the City proceed with a fully noticed hearing in Tierrasanta whereby neighbors and other interested community members can be heard.*

**AUGUST:** Eric Germain reported on a proposed project to install cell phone towers on the church's upper parking lot. There has been little communication between the parties involved (the church, Cingular and Plancom).

**OCTOBER:** The church reported they have no further plan to proceed with a cell tower installation.

**NOVEMBER:** Mr Ron Dixon of the Vista Grande Church reported that the trailers would be moved to the lower lot probably during the week of Nov 29<sup>th</sup> to Dec 3<sup>rd</sup>. They would be placed perpendicular to their street-side fence to the west of the main church building and on the east side of the Library. The TCC voted to concur with the Vista Grande Church's plan: 1) to move the trailers from the church's upper lot to the church's lower lot on the east side of the Tierrasanta Library, 2) to add trees and landscaping to better conceal the relocated trailers, and 3) to paint the trailers a color that blends in with the color of the existing church buildings. Passed 13-0.

## Other Activities of the TCC

### Candidates Forum 2004

**JULY:** Janet Brown reported on the TCC's plans to host a Candidates Forum in conjunction with the League of Women Voters. The community-wide event is planned for October 6<sup>th</sup> at the De Portola Middle School auditorium. The Forum will feature two candidates for City Attorney and two for Mayor; all have been invited, and all but Mayor Murphy already have accepted. The event will run from 6:30 PM (doors open) until about 9:00 PM. Questions to the candidates will be posed by a panel of well known journalists. Written questions from the audience also will be accepted.

**SEPTEMBER:** Janet Brown provided an update on the Candidates Forum planned for Oct 6<sup>th</sup>. She said all candidates are confirmed except for Mayor Murphy who has declined. The questioners will be: Tony Perry (LA Times), Jerry Braun (Union Tribune) and Russell Lewis (KPBS).

### CC&R Enforcement

**AUGUST:** Eric Germain presented a short briefing on the practice of unions hiring campaign sign companies to illegally post signs on private property, and then he presented a draft letter to the Police and Firefighters unions which had been provided

separately prior to the meeting. The TCC voted 9-6-1 to approve the letters.

A member of the TCC reported in last 90 days there have been two cases brought before Small Claims Court on matters related to Code, Covenant and Restriction (CC&R) enforcement. Both cases were resolved in favor of enforcement, and another case is pending regarding a motor home on Seda Drive.

**SEPTEMBER:** Eric Germain reported on his meeting with 15 residents who were considering small claims court to remedy the dilapidated house on Pallon Court. At present they want to try and engage the owner one last time before proceeding with the court action. Fred Zuckerman reported on his meeting with another 15 residents who were concerned with the RV perpetually parked on Seda Drive, and how the action of these citizens appears to have been successful given that the RV has been gone for a week.

**OCTOBER:** Eric Germain passed out the “Hall of Shame” tally of candidates whose supporters have illegally posted campaign signs in the public right-of-way. Throughout the campaign, Tierrasanta’s CC&R enforcement team have been vigilantly removing improperly posted campaign signs in order to keep the community free from the visual blight and ugliness seen throughout in places that do not have such an enforcement team (places like Kearny Mesa).

## Grants

**JUNE:** The TCC voted to give a \$250 grant to the Serra Foundation for sports scorer tables and chairs.

**SEPTEMBER:** The TCC voted to give a \$400 grant to the Serra High School Band Boosters.

**OCTOBER:** Lee Campbell proposed a plan to build & repair park-style benches in and around Tierrasanta’s open space. The TCC passed a motion to request a \$5,000 grant from 3<sup>rd</sup> District Supervisor Slater-Price to build & repair park-style benches in and around Tierrasanta’s open space.

**NOVEMBER:** The TCC voted to give a \$500 grant to the Serra High School Aquatics club.

**JANUARY:** The TCC voted to thank County Supervisor Pam Slater-Price for the \$5,000 grant for the replacement of park benches in Tierrasanta & MTRP area that were damaged or destroyed in 2003, but the TCC hopes to deliver this thanks in person at the February meeting.

The TCC voted to give \$500 to the Serra High School Boys Lacrosse team.

**FEBRUARY:** The TCC voted to give \$100 to San Diego Friends of Park and Recreation Foundation in the name of Mary Crawford, “The Dog Lady of Tierrasanta,” for a memorial park bench to be located in Tierrasanta’s Villa Monserate Park.