Rancho Bernardo Community Planning Board
12463 Rancho Bernardo Road #523, San Diego, CA 92198
www.rbplanningboard.com

Thursday June 19, 6:30pm
Meeting Agenda
Virtual Meeting - see below for Zoom Link
https://us02web.zoom.us/j/82083154775

2025 RB PLANNING BOARD									
P = present			A = absent		ARC = arrived after roll call				
Robin Kaufman	P	June Smith	P	Steve Dow	P	James Nadlonek	P		
Benjamin Wier	P	Vicki Touchstone	P	Rebecca Rapp	A				
Gary Long	P	Hugh Rothman	P	Sujata Yellaepeddi	P				
								Total Seated	10
								Total in Attendance	9

ITEM #1 **Call to Order/Roll Call:**

ITEM #2 **Chair Remarks:** Robin Kaufman, Chair, commented that we are accommodating the presenter today by having a virtual meeting via Zoom, since they are in the Midwest.

ITEM #3 **Non-agenda public comment (3 minutes per speaker):**
No public comments.

ITEM #4 **Government Staff Reports:** **Information Item**
No staff reports.

ITEM #5 **Administrative Items:** **Action Items**

a. Approve April 2024 Meeting Minutes:
Steve Dow/Hugh Rothman made a motion to approve the April meeting minutes. Motion passed 8-0-1 with Vicki Touchstone abstaining since she was not at the April meeting.

b. Approve Treasurer's Report:
We still have $403.83 left in the account from the city. July 1st will be a new year so the existing $403.83 will be replaced by $500. Gary Long/Steve Dow made a motion to approve the Treasurer's Report. Motion passed 9-0-0.

ITEM #6 **Request New Community Members to Identified/Seated** **Action Item**
No new members identified themselves.

ITEM #7 **Neighborhood Use Permit - 17190 Bernardo Center Drive, San Diego, CA 92128** **Action Item**
Neighborhood Use Permit to convert and remodel the first floor of an existing 21,576-square-foot, two-story, medical office building into a 24-hour animal veterinary clinic, including

exterior pet relief and recovery areas, located at 17190 Bernardo Center Drive. The 1.46-acre site is in the Commercial--Office (CO-1-2) Zone, within the Rancho Bernardo Community Plan Area. Link to project files:

https://mdarchitects-my.sharepoint.com/:b:/p/brittanyp/EdNALnDUWK9FkrCvQp4X6OsBzs4INjPAQ66ZcfOea A5Iw?e=4fqvMd

Brittany Parksey, from MD Architects presented. She is the project manager/interior designer for this project. This is for California Animal Referral and Emergency Services (CARES). This new clinic will be on the 1st floor of 17190 Bernardo Center Drive. Brittany described how the space will be used. Brittany wanted to mention that this facility is not a boarding facility, so there will be very little noise, perhaps just one animal making some noise for a very short period of time, because the outside yards are only for animals needing a bio break and that is all. There will be canopies above outside yards to keep privacy for the animals and to avoid having clients on the 2nd floor looking down on animals doing their business. The fencing will also be vinyl material and will be designed to avoid any issue with animals biting anyone through a fence.

Concerns about noise reduction are being addressed with various additions between the first and second floor. The space had an existing diesel generator, and it will go away and be replaced by a natural gas generator which will be placed inside the building, which will reduce noise further.

The architecture team estimates that it will be 12 months before the issuance of the NUP (neighborhood use permit). 150 employees rotating throughout a work week. The team determined that enough parking exists for all employees.

Ben Wier/Robin Kaufman made a motion to have the RBPB approve this project. Motion passed 9-0-0.

ITEM #8 **I-15/ SR 78 Managed Lanes Connector and Woodland Interchange** **Action Item**

Approve a Comment Letter Addressed to SANDAG on the NOP.

Vicki Touchstone created a letter thanking SANDAG on informing us on this project. Vicki Touchstone/Sujata Yellaepeddi made a motion to approve sending this letter to SANDAG. Motion passed 9-0-0.

ITEM #9 **Draft 2025 Regional Plan** **Action Item**

Vicki explained that SANDAG's draft 2025 Regional Plan is a long-term planning document that SANDAG updates every four years to address the transportation, infrastructure, land use, housing and environmental needs of the region. The Regional Issues Committee members were not able to address this issue at the last committee meeting. Since comments are not due until July 18, Vicki asked that action on this item was delayed until the Board's July 17 meeting. This will provide the Committee with time to more thoroughly review and prepare comments on the draft plan. She indicated the letter will likely focus on transportation issues including the timing between when the MTS housing project is completed and when additional transit options will be available to serve the development, as well as other topics addressed in the draft 2025 Regional Plan.

Robin Kaufman/Ben Wier made a motion to table this item to the next meeting. Motion passed 9-0-0.

ITEM #10 **Sub-Committee Reports:** **Information Item**

Development Review……. Benjamin Wier
Regional Issues……... Vicki Touchstone
Traffic & Transportation……..Robin Kaufman

ITEM #11 **Liaison Reports**: **Information Item**

Community Council……..……..Robin Kaufman (Report Attached)
Community Planners Committee (CPC)……..Vicki Touchstone (Report Attached)
Community Recreation Group (CRG)…..…Robin Kaufman
SANDAG…… Steve Dow

San Dieguito River Park ……..Vicki Touchstone (Report Attached)
San Pasqual/Lake Hodges Planning Group…..Gary Long
Commercial Representative …….

ITEM #12 **OLD BUSINESS ITEM:** None.

ITEM #13 **NEW BUSINESS:**
Sujata Yellaepeddi is representing the RBPB at the Spirit of the Fourth Parade in Rancho Bernardo on July 4th.

ADJOURNMENT: Jim Nadlonek/Steve Dow made a motion to adjourn at 7:28pm. Motion passed 9-0-0.

Rancho Bernardo Community Council via Robin Kaufman

-Approved to host a booth again this year at the upcoming SDG&E wildfire safety fair July 19th, 9 am through 1 pm at the Rancho Bernardo Community Park.
-Approved December 13th as the annual holiday event, 12 pm through 4 pm. We will seek sponsors to help offset some of the expenses.
-Did not approve a letter presented pertaining to Senate Bill (SB) 260.
-Update was given on the annual Safety Fair taking place September 13, 10 a.m. through 1 pm
-Update was given on the annual Patriotic Pet Contest July 4th, 9 a.m.
-The Board approved the appointment of new officers, new committee chairs and new liaisons.

Meeting Notes (Not Official Minutes)
San Dieguito River Park JPA Citizens Advisory Committee
Meeting of June 6, 2025
Provided by: Vicki Touchstone for the RB Planning Board

Executive Director's Report
Horse Park Trail Repair - The western portion of the Coast Crest Trail near Horse Park (east of I-5 and west of El Camino Real) was washed out some time ago and repairs have finally been completed using volunteers under the direction of Park Rangers. This segment of the trail will be reopened once a detour around a sinking bridge is completed – which should occur in the next few weeks.
Events and Awards - Volunteer Appreciation Day was a success – longtime member of the CAC, John Degenfelder, was honored. The San Dieguito Lagoon Restoration Project, Phase II was awarded project of the year by the Public Works Association. The River Park's specially designed equity vehicle with its specially designed trailer is now ready for use.
This six-passenger vehicle will enable individuals with disabilities to access portions of the River Park that were previously inaccessible. The vehicle, which was made possible with funding from the County of San Diego ($19,602) and the Dickenson Foundation ($15,000), will be used for providing interpretive programs to mobility impacted individuals.

Non-Agenda Public Comment
Paul Bernstein, a member of Raiselakehodges.org, discussed the actions being taken by their organization to raise awareness about the fire risks associated with the current state of Lake Hodges. The group has been meeting various communities, including Del Dios, the Rancho Santa Fe Association, and Whispering Palms. He would like to talk with the
Rancho Board Community Planning Board as well. He stated that communities in the area of potential flood risk due to the problems with the dam feel that the risk of death and destruction as the result of a wild fire are far greater than the risk of dam failure. Billboards have been installed along Del Dios Highway addressing the fire risk. No new information has been provided by the City regarding the fire issue.

Discussion/Action Items
Volcan Mountain Foundation - Eric Jones of the Volcan Mountain Foundation provided an overview of the land

preservation history and current actions of the Volcan Mountain area of the River Park's Focused Planning Area. This
area is where the San Dieguito River is formed by a series of springs and small streams. Actions to seek preservation of this area began in 1980. In 1988, the first 220 acres of land in the area was purchased for conservation. Today, 19,000 acres have been purchased and are held by various government and land trust entities. The Foundation owns 1,100 acres, which is manages and uses for various education programs.
EcoLogik Presentation (Water Quality Testing Along San Dieguito River) - Three students and their teacher from the EcoLogik Institute presented the results of water quality testing throughout the San Dieguito River watershed. They measured dissolved oxygen, pH, nitrate, and phosphate are various locations, as well as bacteria levels. The mission of the EcoLogik Institute is to empower young women to be champions for nature, innovators in science, technology, engineering, and mathematics, warriors for environmental stewardship, leaders in their communities, and changemakers who create a positive impact on the world around them (https://www.ecologikinstitute.org/).
Page 1 of 2SDRP E-bike Policy - Over the past two years, the CAC's Trails Committee has been discussing e-bike usage on SDRP trails and reviewing regulations used by other park agencies. This was in response to the CAC's request to continue monitoring e-bike usage and practices after a CAC vote to prohibit e-bikes on SDRP trails failed in 2022. After reviewing other park policies, input from JPA staff, and discussions among committee members, the Trails Committee's recommendation is to continue the JPA's current practice of allowing Class 1 and 2 e-bikes on all SDRP trails (where bicycles are allowed) and to improve signage with a focus on education and safety for all user groups.
The CAC approved this recommendation. If approved by the JPA Board, Class 1 and 2 e-bikes will continue to be permitted on all SDRP trails where bicycles are currently allowed, but not on trails where all bicycle use is currently prohibited (e.g., highly erosive areas, areas supporting sensitive resources). Use of Class 3 and modified e-bikes would continue to be prohibited and this restriction would be enforced by Park Rangers. Also proposed by staff is better signage, continuation of the bicycle bell program, videos on e-bike use etiquette.
LOSSAN Rail Realignment Project CEQA Notice of Preparation - SANDAG has released a new Notice of Preparation
(NOP) for the rail realignment project in the Del Mar area. The NOP includes several new alignment proposals. Final comments from the JPA will only focus on issues that could affect lands with in the SDRP Focused Planning Area. The CAC Project Review Committee will address the changes and provide initial comments for consideration by JPA staff.
Committee Reports
Project Review Committee will meet June 9 to address the LOSSAN NOP.
Trails Committee is seeking volunteers for the annual trail users survey.
Interpretation Committee had no report.

Community Planners Committee
Meeting Notes for the May 27, 2025 Meeting – Not the Official Minutes
Prepared by V. Touchstone for the RB Planning Board

NOTE: CPC Meetings are being broadcast live on zoom by the Normal Heights CPG.
NON-AGENDA PUBLIC COMMENT:
1. Development that is occurring is missing the middle housing needs; the discussion of this need requires constructive engagement.

2. AUDs being constructed in the Chollas Valley area do not adhere to the ADU requirements – there are no sidewalks in much of this community – the Chollas Valley Community Planning Group is suing the City (see attached press release)

3. Councilmember Raul Campillo (District 7) thanked the CPC members for their dedication to the planning process and the communities they represent. He attended last month's meeting to hear the CPC's comments and recommendations related to the ADU process, and came back again this month to thank the committee members for their extensive analysis of the issue and for clear and thoughtful recommendations. He recognized and thanked the CPC members for the time spent to

understand and evaluate how the City's various actions and proposals can affect their communities, and for the thoughtful recommendations that result from those reviews.

APPROVAL OF MINUTES: The draft minutes for April 22, 2024 were approved without change.
ELECTION OF EXECUTIVE BOARD: Elections were held for officers – Election results: Victoria LaBruzzo (Scripps Ranch) Chair; Felicity Senoski (Linda Vista) Vice Chair; and Paul Coogan (Normal Heights) Secretary.
MOVING TO HYBRID MEETINGS (INFORMATION ITEM): Paul Coogan demonstrated the "OWL" camera and discussed how hybrid meetings could be held for the CPC and for planning groups, provided they have the equipment needed for such meetings. The equipment is expensive and the City does not intend to provide funds for the equipment. There may be grants available from non-profits, but no specifics were provided.
Starting next month, the CPC meetings will be hybrid meetings. David Moty reminded everyone that there are benefits to being present in the room for the CPC meetings.
REPORTS TO CPC:
• Staff Report – Marlon stated the need to get agendas to the City 7 days in advance of the meeting so they can be posted on the City's webpage. CPGs must keep agendas and minutes and if minutes are amended at a subsequent meeting, the amended minutes must be provided to the City Planning Department for posting.