



28 August 2019

RE: Executive Summary of PCPB analysis of SDHC feasibility report on site 428 / Famosa Canyon

To: San Diego Housing Commission (SDHC), Richard C. Gentry President & CEO

Info: Mayor Kevin Faulconer
Councilmember District 9 Georgette Gómez
Councilmember District 1 Barbara Bry
Councilmember District 2 Jennifer Campbell
Councilmember District 3 Chris Ward
Councilmember District 4 Monica Montgomery
Councilmember District 5 Mark Kersey
Councilmember District 6 Chris Cate
Councilmember District 7 Scott Sherman
Councilmember District 8 Vivian Moreno

Encl: (1) Parks and Recreation Subcommittee draft notes
(2) Long Range Planning Subcommittee draft notes
(3) Project Review Subcommittee draft notes
(4) Traffic and Transportation Subcommittee draft notes
(5) Environmental Adhoc Subcommittee draft notes

The **Peninsula Community Planning Board** (PCPB) and its subcommittees were convened to discuss the potential development of site 428 / Famosa Canyon by the SDHC. Each subcommittee meeting had significantly higher public attendance, interest and inputs than usual. At each meeting the community members in attendance were overwhelming and unanimously **against any sort of habitational development** of Site 428 / Famosa Canyon.

At the July 18th, 2019 PCPB meeting, the board voted on a Coordination Process to Evaluate and provide meaningful inputs to the SDHC plan to develop Site 428 / Famosa Canyon located on the corner of Nimitz Blvd and Famosa Blvd based off the SDHC's feasibility report that was released to the public on July 2nd, 2019 no later than August 31st, 2019.

The Coordination Process is for all applicable subcommittees to meet as soon as possible in the month of August to discuss the impact of development of Site 428 / Famosa Canyon, collect community inputs on the SDHC's feasibility report and form an adhoc site 428 / Famosa Canyon sub-committee that will collect, compile and provide the PCPB with a letter reflecting the communities inputs on the potential development of site 428 / Famosa Canyon.



Executive summary Parks and Recreation subcommittee meeting. Due to a lack of open space and park space in our community, environmental concerns and the unanimous voice of over 30 members of the community present not wanting any habitational development on site 428 / Famosa canyon, other options and uses for site 428 / Famosa Canyon should be explored. Because of the environmental concerns over to the disturbed wetland (one of the last coastal wetlands in Southern California) and the small grove of eucalyptus trees found on site 428 / Famosa Canyon Site, the San Diego Housing Authority should explore other uses for the site such as keeping the site as is, re-wild the site, rehabilitate the disturbed wetland back to its native state or pass the site to San Diego parks and recreation and create an active park on the site should all be explored. Additionally, the 1.86 acres of the 5 acres that make up site 428 / Famosa canyon that were given to the San Diego Housing Commission by the San Diego Parks and Recreation in 2009 without public notice should be given back to San Diego Parks and Recreation and used as an active park.

Executive summary Long-Range Planning subcommittee. Concerns on the steps of the process of potential development of site 428 / Famosa Canyon and the proposed timeline and process in the feasibility report did not include the PCPB nor did it give opportunity for the community to be involved with the process. Six different outcomes were discussed, however, there was unanimous audience attendee support for preserving the site as open space and that the committee believed that the buyout of the site for open space and application of the proceeds for other projects should be considered by the PCPB.

Executive summary Project Review subcommittee (PRC). The PRC took open testimony from audience members in opposition of the development and reviewed various points from the current SDHC feasibility study. After a lengthy review and further deliberation over Open Space Use, Legality of 1.86-acre Parkland, Environmental Sensitive Lands (ESL) including natural wetland, natural habitat and steep hillside, noise mitigation, density, parking, perimeter screen / fencing and costs. The project subcommittee did not take any action at this time, it believed the Feasibility Study had many deficiencies as outlined in in Encl 3.

Executive summary Traffic and Transportation subcommittee (TTSC). Many members of the community (30+) spoke of traffic concerns affecting the community. High volumes of traffic were mentioned at Voltaire, Famosa, Rosecrans, Nimitz, Sunset Cliffs, W. Pt. Loma, Catalina and many other arteries and collectors in the community. The new projects at Nimitz Crossing and Upper Voltaire were also mentioned as not being included in Site 428 Study. All community members in the room were not in favor of the 428 project and any additional traffic it will generate. The unanimous consensus expressed by the community in attendance was to leave it as -is, or "re-wild" the site.

Recommendations from the TTSC:

1. The new Sports Complex at Correia JHS impact on traffic was not included in the 428 Study and should be added.
2. The study includes a deceleration lane and entrance off of Nimitz Blvd. to enter the 428 Site. That lane will cause the relocation of a tall high voltage pole, which the study does not note, or address.
3. An exit onto Nimitz from the site with the creation of a signal, or a roundabout.
4. Site 428 complex parking to be located underground to reduce the impact of huge areas of surface level parking and to allow for maximum green space.
5. An inconsistency was noted in the Report that has an impact on the analysis. The study references Famosa Blvd. as a Collector (no fronting property) at 3.1 on page 13 and in the Legend on page 22 of the Urban Systems Associate's Report. The level of service noted for a Collector (no fronting property) on page 11 has an allowable level of 7,500. The Report uses a LOS of 10,000 throughout the evaluation. The study on page 22, Table 5.1, shows a volume of 7,059. A capacity of 7,500, not the 10,000 noted, would generate a 94% LOS of capacity not the 71% shown.

Executive summary of Environmental subcommittee. All members of the community (30+) unanimously and overwhelmingly wanted to preserve site 428 / Famosa Canyon as undeveloped open space or re-wilding the area. Specific concerns identified were - Existing wetland and remediation/land swap options discussed in the feasibility study. Proposed "swap" would be to replace the wetland on site 428 / Famosa Canyon with wetland area in Escondido. Community members advocated that the coastal disturbed wetland on site 428 / Famosa Canyon has a higher intrinsic value to the local community than the value of the proposed swap and that another community would benefit by having additional wetland available for their community. Concerns were voiced over the impacts that development could have on migratory species, specifically wetland bird populations and on monarch butterfly population.

Concerns over the feasibility study were discussed, specifically, the biologist site survey occurred during 1 day in May. Although no monarch butterflies were seen, monarch butterflies' over-winter in San Diego during December to March and would explain why no monarch butterflies were observed. The Environmental committee based on discussions with community members recommend that an observational study over several days/weeks by a biologist to inventory existing wildlife during the usual bird and butterfly (Monarch) migratory times. There was overwhelming community support for this request. The committee would like to see preservation of the existing wetland and rewilding of that portion of the property rather than a wetland "swap". A biologic survey to study fluctuations in water level of wetland area through the year should be done to assess for possibility of wetland restoration as well as to assess for contamination of wetland area due to existing drainage into the wetland. Finally, the proposed development could and should serve as a model for green building techniques (rainwater collection mechanism, eco-friendly materials, eco-friendly insulation techniques, etc)



Approved action and position of PCPB. Due to identified shortfalls in the feasibility study as outlined in Encl 3 and the executive summary of the TTSC, environmental concerns with respect to preservation of the disturbed coastal wetland, preservation of the grove of eucalyptus trees for monarch butterfly habitat, lack of park space in our community, legality of the 1.86 acre transfer of land from San Diego Parks and Recreation to the San Diego Housing Commission and to the overwhelming community opposition to any development on site 428 / Famosa Canyon, the PCPB does not support any habitational development of site 428 / Famosa Canyon.

Sincerely,

A handwritten signature in black ink that reads "Robert A. Goldyn". The signature is written in a cursive style.

Robert (Bob) Goldyn
PCPB Chairman

Approved by an Action of the Peninsula Community Planning Board on 28 August 2019.



Parks Committee July 30th, 2019 Draft Minutes
(Pending approval at next meeting)

Peninsula Community Planning Board
Parks Committee
July 30, 2019 meeting

Cabrillo Rec Center, 3501 Canon St., San Diego, CA

General

Meeting called to order by Don Sevens at 6 pm.

Present: Korla Eaquinta, Mandy Havlik, Lucky Morrison, Don Sevens and
Margaret Virissimo, Fred Kosmo

Thirty + persons were in the audience.

Non-agenda Public Comment

Korla Eaquinta made a request for improvements to the bathrooms at the Cabrillo Rec Center. Possible CIP to generate funding for project. She also reminded the community the 405 San Antonio- Project Review meeting to be announced soon.

Board-Initiated Action Items

Cameron Havlik presented historical information about the site and the feasibility study
1.5 acres of site originally gifted to city of San Diego by DC Collier in 1909
0.68 acres of site is designated wetland- drains into Famosa Slough
Lack of park space currently is 2.8 acres/1k people
2009 Parks and Rec did a land swap and the entire lot became SDHC Property.
2014 The properties were coupled. Where is the proof of purchase?

Korla Eaquinta announced the special meeting for the PCPB traffic subcommittee will be held on 08/13 at 6 pm.

Dan Delgado- Lack of Open Space due to density and increase in tourism to the coastal communities.

Cleator Park- Lack of parks for citizens who do not participate in private sports clubs that rent out entire parks for use.

Open Space = Defacto Public Space?

Evan Donaldson- Lack of Open Space. Need more parkland in our community.

Nancy Washburn asked about the possibility of piecing property into sections. The community was worried this was the possible intent of the city to sale off.

Some of the ideas heard were to restore the canyon as a Native park with passive uses. Restore with native plants, bike/walking paths, exercise stations, community garden

Korla Eaquinta mentioned that the city was focused on densifying to meet housing needs.

Ryan Burger proposed the possibility of restoring the area along with UCSD or another community partner. He mentioned a project in La Jolla near Blacks Beach where UCSD is preserving the area by rewilding it with trails for public access.

Discussion of possible purchase by the city of San Diego to stop development of the site permanently

Discussion of Town Hall- The audience wants a Town Hall in September at a large venue. Council members and mayoral candidates should be invited. It was noted by several community members in the audience and by the board that neither the San Diego Housing Commission nor Councilmember Dr. Jen Campbell sent representatives to the meeting.

All in attendance were provided with the email address for comments to be sent to:
Site428@sdhc.org

Meeting Adjourned at 7:45 pm

Meeting Notes www.pcpb.net

Date / Time: 7 August 2019 / 5:30 PM
Location: Portuguese Hall, United Portuguese SES, Inc.
2818 Av.de Portugal, San Diego, CA 92106



Long Range Planning Committee (LRP) of the Peninsula Community Planning Board (PCPB) Draft Meeting Notes submitted by Jim Hare, pending final acceptance at the next LRP meeting

LRP 2018 Committee Member Attendance

(RG) Robert Goldyn, PCPB Chair *absent* (JR) Jarvis Ross, Community member *absent*
(MK) Mark Krencik, PCPB member *present* (JL) Jerry Lohla Community member *present*
(KE) Korla Eaquinta, PCPB member *present* (AT) Aaron Taylor, Community member *present*
(LM) Lucky Morrison, PCPB member *present* (CH) Cameron Havlik, Community member *present*
(MV) Margaret Virissimo, PCPB member *absent* (JH) Jim Hare, PCPB member / LRP Chair *present*

Non-Committee Guest Identified in These Notes

(DS) Don Sevrens, PCPB member

Total Non-Committee Guests / Audience: 14

1. Call to Order

Call to order at 5:30 PM

2. Non-Agenda Public Comment – Matters not part of the Agenda

KE reported on the Summer Movie series and the Western Division Police Department open house. She also the committee should address state legislation and recent City actions towards higher densities at the next meeting, since many bills could be important to Peninsula.

3. Review of Meeting Notes Memorandum

July meeting notes in the form of the memorandum of actions forwarded to the PCPB, were accepted.

4. Action Item (action is not required to be taken)

- a. **Famosa Site / Housing Commission Site #428 Feasibility Study and RFP Input**
- b. **Contents and issues raised by the Housing Commission Feasibility Study [Part I and Part II];**
- c. **Consideration and understanding of various possible alternative outcomes for the disposition of the site;**
- d. **Particular conditions and preferences to be applied to the possible alternative project outcomes; and**
- e. **Other possible actions.**

For the purpose of the audience, JH reviewed the mission of the Long-Range Planning Committee. He also described the task assigned by the PCPB for committees to review current Famosa Site documents and present observations and recommendations via the *ad hoc* Famosa Committee to the PCPB.

DS spoke to the key question in the process, the determination to recommend open space or housing on the site. JH accepted the comment, and advised that bylaws provisions required Boardmembers to not participate in a committee upon which they do not sit. DS left the meeting. Later, DS returned and asked a point of order and opined that the bylaws provision was being misread. He then left the meeting and did not return.

JH asked a show of hands from the attending audience of support for the site being open space, and all raised their hands.

Regards the adequacy of circulated documents: CH presented a list of issues coming from the Feasibility Study, including [1] site habitat for the prospective Federal-listed Monarch Butterflies; [2] coastal wetland resources; [3] questions regarding the transfer of a portion of the site acreage from Park and Recreation to the Housing Commission; [4] the origin of the 78-unit limitation; [5] traffic patterns and access locations; [6] location of the site within the Famosa Slough watershed; and, [7] impacts from the 56KV power line.

MK asked after the participation of Jim Pugh in the matter, in his role with the Famosa Slough wetland, and CH responded they were seeking contact with him.

JH offered some additional matters for the list, including [1] affirming the resolution of aircraft noise and safety matters, which arose in 1988; and [2] the uncertainty of the project review steps in the Feasibility II report, which seemed to add a Planning Commission session and omit project review by the PCPB.

Regards alternative outcomes. JH circulated a table of six possible outcomes on the site, ranging from pure open space preservation to residential development at the maximum allowed by zoning.

LM asked JL regarding the obligations of the Housing Authority to develop or receive full market value if it gives up the land. JL responded that the land has been in the Commission portfolio for a long time, and the economics may make development of affordable housing feasible at this time. He further said that they do not wish to hold an asset they cannot develop, so they may well seek to dispose of the property at fair market value if a suitable development offer is not received. JH added that the staff of a single purpose agency such as the Housing Commission is highly motivated to achieve their mission.

MK described a scenario where the money to buy the land for open space would be used to develop affordable housing at another priority Housing Commission site. Alternatively, he also explained that a normal project review for the site might advise that the project be built at a higher density but on a much smaller portion of the subject property, leaving open space on the remainder.

During this part of the discussion, a casual conversation arose with the audience and the committee about the means of pursuing the site as open space and preventing an affordable housing project. JH advised that follow-through to re-designate the site within the Peninsula Community Plan and a rezoning would be important so that the community needn't go through this process again in the future. Audience members asked questions about what approaches could be applied. Some spoke to the possibility of a legal challenge, the sources for facts to include in comment letters, and the poor performance of Housing Commission staff. Several indicated a general concern for shrinking open space areas, over development and rising traffic. When asked about what means are effective, committee members generally answered that they must come to hearings prepared and in great numbers.

An audience member questioned if the consistent pedestrian crossing of the property from Park Point Loma to Famosa Boulevard established a public right to the site as open space. JL responded that the Housing Commission had consistently maintained no trespassing signs, and that success of an inverse condemnation claim would be unlikely.

Regards particular conditions or other actions. JH asked for any actions sought by committee members. There was discussion of a possible outright vote on the open space question, but no motion was made. From notes, JH put forth that the general outline of the committee session to be reported via the *ad hoc* Famosa committee to the PCPB was:

- That there was unanimous audience attendee support for preserving the site as open space;
- That the committee supported the particular comments on the documents as put forth by CH, along with the process question added by JH; and,
- That the committee believed that the buyout of the site for open space and application of the proceeds for other projects should be considered by the PCPB

There were no objections to this summary list.

JL offered closing remarks in support of workforce housing, using as an example a school teacher and the measure of affordability necessary for that person and family to have housing. He pledged to assist Point Loma families to qualify for the units within the project, should if ever come into existence.

5. Adjournment

JH adjourned the meeting and further adjourned the regular meeting of August 14, 2019 to the next regular meeting of September 11, 2019. He made thanked United Portuguese SES for providing its space for this meeting and its other contributions to the community.

PENINSULA COMMUNITY PLANNING BOARD

Project Review Committee

Draft Minutes

August 8th, 2019

1:30 pm

**Loma Riviera Clubhouse
3115 Loma Riviera Drive, San Diego**

Meeting called to order by chair, Mark Krencik at 1:30pm.

Members present: Korla Eaquinta, Lucky Morrison , Brad Herrin, Jarvis Ross, Darrold Davis and Mark Krencik.

Parliamentary Items:

- a. **Approval of Minutes:** July 2019
- b. **Non Agenda Public Comment:**
- c. **Informational Items:**
 1. 1333-1355/1357 Rosecrans St Mixed Use, Dean Wilson & Michel Anderson. Dean Wilson presented a narrative describing his existing 13 unit over commercial mixed-use building on Rosecrans. The project has been submitted to DSD with a variance request for required parking. Formal project presentation will be on future agenda

d. Action Items:

1. **Poe Residence CDP & NDP, (Process 3) Project No. 608731, Zone RM-1-1, 4564 Del Monte Avenue.** Coastal Development Permit and Neighborhood Development Permit for the conversion of an existing basement and laundry room to a 461 SF companion unit on a 0.16 acre site and utilize tandem parking to provide the required off-street parking. Code Enforcement Case #500268. Applicant: Lisa Hussman. After a brief plan review and discussion, the PRC requested the applicant return to a future meeting with clarification on the required NDP request on the project application.

No motion.

2. **Famosa Site / Housing Commission Site #428 Feasibility Study and RFP Input.** Review of feasibility study and provide recommendations. The PRC took open testimony from audience members in opposition of the development and reviewed various points from the current SDHC feasibility study. After a lengthy review and further deliberation over Open Space Use, Legality of 1.86 acre Parkland, Environmental Sensitive Lands (ESL) including natural wetland, natural habitat (MHPA) and steep hillside, noise mitigation, density, parking, perimeter screen/fencing and costs. The project subcommittee did not take any action at this time, it believed the Feasibility Study had many deficiencies and we suggest the following:

- Review the legality of the entire site, especially the 1.86 acre original land designated as “Parkland”.
- Convert the land back to Open Space. Open space land is a scarce and valuable resource in our community. Preserving open space is a priority in the Point Loma area.
- Require noise mitigation from heavily traveled Nimitz Boulevard to the south and from Lindbergh Field air traffic overhead.
- Require project height shall not exceed 30-feet when using both Prop D and SDMC definition for measuring height.
- Require the maximum density on the site of 78 units. No increases for bonus density will be allowed.
- Any on-site development must consider all environmental impacts to the existing on-site wetland and natural habitats and provide adequate mitigation.
- The project site must provide adequate fencing/screening on property lines adjacent to all properties regardless of their uses.
- The premium in construction costs to develop a housing project on a complicated site such as the Famosa site should be carefully reviewed and challenged at all phases of development. Restrictions of unit density, extreme grading, bisecting overhead high-voltage power lines, potential environmental and noise mitigation, and other factors will drive up building costs. Build affordable housing on affordable locations.

Meeting Adjourned: 4:00

The next Peninsula Community Planning Board meeting will be at 6:30 pm on September 19th, 2019 at the Point Loma Hervey Library, 3701 Voltaire Street.
Next Project Review Committee meeting will be at 1:30 on Thursday, September 12th, 2019. Please visit and use Facebook page: **“Peninsula Community Planning Board”** or contact **Mark Krencik**, chair, at mkrencik@mkaarchitect.com or 619-300-5016.

PCPB TTSC Meeting Minutes
08/15/2019 6:05–8:30

Attendance:

Eva Schmidt- PCPB Member
Mandy Havlik -PCPB Member
Margaret Virissimo- PCPB Member
Matt Schalles-PCPB TTSC Community Member
Nicole Burgess-PCPB TTSC Community Member
Paul Grimes-PCPB TTSC Community Member
Brad Herrin-PCPB TTSC-Chair

Call to order 6:05

04/09/2019 Minutes were approved 5-0.

Committee approved switching order of Action Items on the Agenda. 7-0

Action Item#1

Review of the traffic impact study section of the SDHC Site #428 Feasibility Study and provide recommendations.

The traffic impact study section of the SDHC Site #428 Feasibility Study was discussed. Cameron Havlik started off the discussion with an overview of the 428 Site history and present plan. Cameron spoke several times in answering community members questions. Many members of the community (30+) spoke of traffic concerns affecting the community. High volumes of traffic were mentioned at Voltaire, Famosa, Rosecrans, Nimitz, Sunset Cliffs, W. Pt. Loma, Catalina and many other arterials and collectors in the community. The new projects at Nimitz Crossing and Upper Voltaire were also mentioned as not being included in Site 428 Study. Issues of vacating paper streets was a concern. All community members in the room were not in favor of the 428 project and any additional traffic it will generate. The Chair noted the City has traffic data counts for streets at the City's website for reference. Support was expressed for the need for housing, but not at this site. Several environmentally sensitive areas at the site were mentioned. Those in attendance did not want to mitigate the property with swap/tradeoffs with other city communities. The unanimous consensus expressed by the community in attendance was to leave it as -is, or "re-wild" the site.

Recommendations from the TTSC to forward to the Site 428 Ad-hoc Subcommittee.

- 1.The new Sports Complex at Correia JHS impact on traffic was not included in the 428 Study and should be added.
2. The study includes a deceleration lane and entrance off of Nimitz Blvd. to enter the 428 Site. That lane will cause the relocation of a tall high voltage pole, which the study does not note, or address.
3. An exit onto Nimitz from the site with the creation of a signal, or a roundabout.
4. Site 428 complex parking to be located underground to reduce the impact of huge areas of surface level parking and to allow for maximum green space.
5. An inconsistency was noted in the Report that has an impact on the analysis. The study references Famosa Blvd. as a Collector(no fronting property) at 3.1 on page 13 and in the Legend on page 22 of the Urban Systems Associate's Report. The level of service noted for a Collector(no fronting property) on page 11 has an allowable level of 7,500. The Report uses an LOS of 10,000 throughout the

The Traffic and Transportation Committee is a standing committee of the Peninsula Community Planning Board. It is established, and its business conducted, pursuant to the PCPB Bylaws and the City of San Diego Council Policy 600-24. The Committee Chair is PCPB Board Member Brad Herrin [Contact:bradherrin@cox.net].

evaluation. Was a mistake made on the LOS, or on the street classification of Famosa Blvd? The study on page 22, Table 5.1, shows a volume of 7,059. A capacity of 7,500, not the 10,000 noted, would generate a 94% LOS of capacity not the 71% shown.

Action Item #2.

Letter to the City of San Diego requesting that the section of Catalina and Famosa Blvds. from Voltaire St. to Valeta St. be evaluated for safety and the Safe Routes to School Program.

Coincidentally, Famosa Blvd. was re-stripped after the posting of this Agenda and prior to the meeting. Several residents of the area have complained and have requested changes to the striping plan. The Chair noted speaking to the City TE in charge of the project about the needed changes expressed by complaining residents. The double yellow and the continuous bike lane across the entrance of Park Point Loma was mentioned. Many in attendance were concerned with the diagonal parking and the potential danger of its use on a curve. Several complained about bike lanes. The Chair stated that in conversations with the Project TE that the Sports Complex and Site 428 were not considered. The TE was not aware of either project and the striping/parking change was prompted by a request two years ago by local residents for more parking on Famosa. The cycle track and bike lanes were added to the striping project, since it this was an opportunity to include those planned facilities. Several TTSC members have visited and observed the striping project. The TTSC discussion touched on many decision made/conditions observed and has formalized a request that the City make numerous changes to the striping plan.

The PCPB's TTSC identified seven safety recommendations for the Famosa/Catalina corridor from Voltaire to Valeta. The PCPB request that the City Staff continue to address and collaborate with the TTSC in implementing these recommendations. The TTSC passed a motion 3-0 to:

1. Implement a bike facility from the Correia JHS west fence/Famosa exit to Voltaire supporting the Safe Routes to School Program.
2. Remove the continuous double yellow line across the Park Point Loma entrance/exit at Caminito Umbral.
3. Remove parking to the west of Park Point Loma to create better visibility exiting the Complex.
4. Remove parking on the south side of Famosa Blvd. to create a continuous Class II bike lane.
5. Apply green dashed paint markings for bike/mobility lanes across all street/drive/onramp intersections.
6. Apply green dashed paint markings at the Class IV Cycle Track to Class II interchange.
7. Remove lone/single parking space from southbound Famosa prior to Nimitz on-ramp to allow for a Class II bike lane and better visibility. Align Famosa double yellow lines at Nimitz on-ramp.

Adjourned 8:30



Environmental Ad-hoc Committee August 20, 2019 Draft Minutes
(Pending approval at October meeting)

Peninsula Community Planning Board
Environmental Ad-hoc Committee
August 20, 2019 meeting

Park Point Loma Clubhouse, 2390 Caminito Agrado, San Diego, CA 92107

General

Meeting called to order by Eva Schmitt at 6:03 pm

Present:

Eva Schmitt (Environmental Committee co-chair)

Mandy Havlik (Environmental Committee co-chair)

Ruth Hargrove (Community Committee Member), Cameron Havlik

Don Sevrens, Lucky Morrison: PCPB Board Members

Members of the Community: 30+

Approval of the agenda- motion by Mandy Havlik, second by Ruth Hargrove. unanimous

Approval of ad-hoc meeting and interval schedule- every other month, next scheduled 10/23/19 at Park Pt Loma clubhouse

Non-agenda Public Comment

- Lucky Morrison announced next PCPB meeting

Board-Initiated Informational Items/Discussion

Ruth Hargrove was introduced as ad-hoc Committee Community Member

Cameron Havlik gave overview of #428/Famosa feasibility study

- Community asked questions re role of housing commission, cost of remediating wetland area, possibility of selling lot to commercial developer, specifics of property map, who owns eucalyptus grove (City or Sea Colony?)
- community overwhelmingly wants to preserve the existing property as undeveloped open space or re-wilding the area.

The feasibility study pertaining to proposed development #428/Famosa was reviewed, specifically as it pertains to environmental concerns. Specific concerns identified were

- Existing wetland and remediation/land swap options discussed in the feasibility study. Proposed “swap” would be wetland area in Escondido and not local
- Impact development could have on migratory species, specifically wetland bird populations
- Impact development could have on monarch population. The biologist site survey occurred during 1 day in May. No monarchs were seen. However, monarchs over-winter in San Diego during December to March
- Community questions what the site would be like without existing City drain pipe. Would it naturally return to wetland character?
- Possibility of an educational organization/university/Audubon Society/ or City Council with philanthropy grant purchasing site was discussed

The committee makes the following recommendations to be considered by the Famosa ad-hoc committee and by the PCPB Board:

- Observational study over several days/weeks by a biologist to inventory existing wildlife during the usual bird and butterfly (Monarch) migratory times. There was overwhelming community support for this request
- The committee would like to see preservation of the existing wetland and re-wilding of that portion of the property rather than a wetland “swap”. A biologic survey re fluctuations in water level of wetland area through the year should be done to assess for possibility of wetland restoration as well as to assess for contamination of wetland area due to existing drain pipe.
- The proposed development could and should serve as a model for green building techniques (rain water collection mechanism, eco-friendly materials, eco- friendly insulation techniques, etc)

Meeting Adjourned at 6:57pm