



Newsletter of the PQ-NE Action Group · a 501(c)(3) non profit organization

Volume 3 Issue 1

May 2011

BBQ-Picnic Includes Many New Attractions

5th Anniversary event on Saturday June 4th at Rolling Hills Park adds music, dunk tank, duck pond and myriad games to traditional bbq, slide-bouncers and prize-filled raffle

Preparations by the PQ-NE Action Group are well advanced to make the 5th annual community bbq-picnic a truly memorable and fun event! We hope the whole community will drop by between 11:00 am and 3:00 pm for food and old fashion fun and games.

Volunteers have been working hard to get the grills cleaned, the propane tanks filled and the food ordered for a delicious barbecue of hamburgers or Hebrew National hot dog, chips, cookie and soft drink that are again being offered for a mere \$5 donation.

A giant Chargers Bouncer and even bigger Slide-Bouncer Combo have been reserved, the volleyball, soccer and nerf target shooting equipment has been readied and the committee members are

busy filling water balloons for launching! Our artistic face painters will also be in attendance.

To celebrate the fifth anniversary of this continually expanding community event, northeast PQ's own



Grilled hamburgers and hot dogs went down well with lots of fun-filled activities at last year's PQ-NE Action Group community picnic that was attended by over 300 neighbors.

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Our Mission:
The mission of PQ-NE Action Group is to educate and inform the Community on the latest developments that will affect its Quality of Life.

By the Numbers...

Vcalm® speed displays on PQ Dr.

Responding to a spate of recent traffic accidents, the city, at the behest of the Rancho Peñasquitos Planning Board, (RPPB) has installed Vcalm® traffic calming speed displays at the 14600 block northbound and 14800 block southbound of Peñasquitos Drive in an effort to slow traffic.



The solar-powered Vcalm® technology not only has the capability to display the speed of an approaching vehicle that is exceeding the posted speed limit with a brightly lighted LED array, but can record its speed and its acceleration or deceleration.

RPPB and the city are monitoring effectiveness to optimize locations of these important community safety attributes.

Cresta Bella

Three of six phases complete

With better weather, rapid progress is being made on the Cresta Bella development at the corner of Peñasquitos Dr. and Carmel Mountain Rd.

According to the Project Manager: "Phases One and Two have been completed and are now open to the public for rentals with Phase Three scheduled to be completed and open by the end of May. Phase Four is in the finishing stages and the streets will be paved in early June, with hardscape and landscaping to follow with an expected turnover date of mid July. The framing of Phase Five is complete



Cresta Bella first phase (courtesy RMA Photography)

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15255 Amalia Street
San Diego, CA 92129
President: Cindy Krask

Board meetings are held every other month and are open to the community. The Group is looking to recruit additional board members. Those interested in attending meetings or running for the board should submit contact information at www.savepq.org.

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BBQ-Picnic

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DJ, Russ McKamey, will provide music. Also lined up is a dunk tank and a duck pond for the kiddies and there will be lots of new games. These include tug of war, cake walk, gunny sack-, balloon & spoon-, wheelbarrow-, 3-legged- and relay-races.

Like last year, and barring emergencies, we will have a visit from members of San Diego Fire Recue Engine 42 who will bring a bright red appliance for the big and little kids to explore. Not to be left out, members of San Diego Police Department will also attend as will Councilmember Sherri Lightner and her staff member Stephen Heverly.

Topping off the event will be a super raffle with prizes valued at over \$2,500. Included are Four 1-Day Park Hopper Tickets for Disneyland, Four Field Box VIP Pades tickets & parking pass - 7/17/11, courtesy Waterridge Insurance, Four tickets to SDSU vs Fresno - 12/3/11, courtesy SDSU Aztecs, Hornblower Two-Hour Cruise for 2 on San Diego harbor, STOK Barbecue Grill, courtesy Dale Politte of McMillin Realty and many more!



Face painting is always popular at the picnic and we'll be doing it again

So... please drop by, renew acquaintances and have some fun with your neighbors. We look forward to seeing you!

San Diego City Council Redistricting

As many of you are aware, the San Diego City Council will have a 9th seat in 2012. The City appointed Redistricting Commission has concluded their Pre-Map public hearings to gather input from the residents.

There are a number of community groups promoting specific plans to the commission. One in particular was developed by the North City Inland (NCI) Redistricting Task Force, a group commissioned by the Rancho Peñasquitos Town Council. The proposed plan is supported by the Rancho Peñasquitos Town Council, Rancho Peñasquitos Planning Group, Rancho Bernardo Town Council, and Carmel Valley Planning Group.

The NCI proposed plan unifies representation of northern communities mostly in PUSD, unifies communities in Wild-land Urban Interface High FIRE Hazard Zone, unifies communities in the Palomar Pomerado Health District, and the new 9th district is bounded by natural boundaries: Peñasquitos Canyon to the South and Lake Hodges to the North. Their plan also creates 9 equal districts that are contiguous and geographically compact with under 1% population deviation.

If you would like more information about this proposed plan, visit <http://rpcouncil.com>. To participate in one of the Post-Map public hearings (required to hold 3 post-map hearings at minimum), check the Commission's website for dates & locations <http://www.sandiego.gov/redistricting/index.shtml>. The Commission is scheduled to present a final District Map to City Council for adoption this summer.

• BBQ
• MUSIC
• 2 BOUNCERS
• DUNK TANK
• DUCK POND
• RAFFLE PRIZES WORTH OVER \$2500
PROMISES TO MAKE 5TH ANNUAL PICNIC MEMORABLE

Cresta Bella

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and the plastering and exterior work is ongoing. The rough work on the building interiors is continuing as well. This phase has an expected completion date of around Labor day. Phase Six is being framed right now, and should be completed by November 1st of this year."

According to apartments.com, monthly rentals are \$1480-1625 for a 1 bedroom, 1 bath apartment, \$1755-2350 for a 2 bed/2bath and \$1955-2625 for a 3 bed/2 bath unit.



Rancho Penasquitos Doubletree Resort Fetches \$13M

By Thor Kamban Biberman, The Daily Transcript

Friday, May 13, 2011

An entity of the Los Angeles-based Laurus Corp. has paid \$13 million for the Doubletree by Hilton Golf Resort in Rancho Penasquitos.

The purchasing partnership was SD Golf Resort Partners LLC -- formed as an investment vehicle to both acquire and reposition the property.

The seller (assessor's parcel 313-060-01-00) was Massachusetts Mutual Life Insurance Co. by Cornerstone Real Estate Advisors LLC, of Hartford, which had owned the property since buying it for \$17 million in 1999.

Cornerstone reportedly put about \$8.2 million into upgrades thereafter. The property was owned by Daishin USA prior to that time.

Robert Rauch, a hotel developer and consultant who happened to be on the first tee of the golf course Friday afternoon, said \$13 million seemed like a reasonable price.

"It's a nice, small resort. I don't know what the cash flow is. The property needs

some work, but that's a good buy," Rauch said.

"There's no way you could build it for that today. It's way below replacement cost. This will come back and it helps that it's part of the Hilton family."

Morgan Abbott, a senior underwriter with CB Richard Ellis' Golf & Resort Group (NYSE: CBG), agreed with Rauch that the price seemed fair.

"It doesn't sound unreasonable," Abbott said. "The property has the course and tennis courts. It doesn't have a real driving range."

When asked if the golf course is a loss leader in a property such as this, Rauch said while that might have been the case in late 2008, the course should be about breaking even today.

Still, the course was not only impacted by the recession and significant competition from neighboring Carmel Mountain Ranch, but increasing water costs are impacting courses throughout Southern California.

Alan Reay, Atlas Hospitality Group president, also said \$13 million is a good price for the property "since the hotel alone is probably worth \$17 million. You're essentially getting the golf course for nothing."

Arnold Palmer Golf Management has managed the course since 2002.

While the golf course dates back earlier, the hotel was opened in 1989.

Situated on a 130-acre site on Penasquitos Drive, the 174 room hacienda style resort features an 18-hole, par 72 championship golf course, more than 18,000 square feet of flexible meeting space, two food and beverage outlets, five tennis courts and a fully equipped 5,500-square-foot health and fitness club.

The new owners plan an extensive renovation to include a reconfiguration of the lobby, pool deck upgrades and a guest room makeover.



Reay said a proposal to sell the resort for \$25 million fell through in 2004. In 2007, Cornerstone proposed a mixed-use development that would have replaced the golf course.

Reay noted that the project called for 200 residences, a 150-room hotel, a community center and pool, but it was not clear as to whether the owner

would keep the tennis courts.

That plan was put on the back burner during the recession, and it was unclear Friday whether or not it might be dusted off at a future date.

Laurus Corp. is a boutique style domestic and international real estate development company specializing in hotels and resorts, masterplanned communities, mixed-use properties, multifamily and office buildings.

Calls and e-mails to Laurus Corp. officials were not returned.

At the beginning of the year, Laurus sold a site for a planned 35-unit condominium property in the "Platinum Triangle" area of Beverly Hills.

According to its website, projects currently owned by Laurus entities include the Le Meridien Resort in Cancun; The Diablo Grande Golf Country Club & Residences in Patterson, Calif.; The Palms Condo Development in Beverly Hills; the Villaitana Wellness Golf & Business Resort in Spain; the Capital at Brickell Hotel in Miami; and the Bella Vista Hotel in San Antonio.

PQ-NE ACTION GROUP WILL CONTINUE TO MONITOR THE STATUS OF THE DOUBLETREE

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CA High Speed Rail Segment from LA to San Diego

Mark Your Calendars to attend at least 1 of 5 San Diego Region Open Houses June 2011



The California High Speed Rail Authority (CHSRA) will be holding Open Houses in San Diego & Escondido in June and we wanted you to be able attend to learn more about the plans, routes, environmental impacts, community impacts, property value impacts, quality of life impacts, wildlife & natural habitat impacts, cost to build/maintain/operate, cost to ride, etc. Your questions, comments & input at these meetings and to the CHSRA are highly recommended.

All of us who live along the I-15 Corridor and SR-56 need to be aware of the routes the Authority is proposing & impacts:

- routes and. alternative routes,
- elevated tracks & limited underground tunnels,
- train speeds of 150 – 200 mph,
- steel wheels on steel tracks,
- train frequencies (in each direction, approx. every 10 minutes),
- noise (good resource - <http://www.calhsr.com/environmental-review/noise-pollution/>),
- impacts on quality of life, community & natural habitat,
- private property issues: use of eminent domain to acquire property for system & property value impacts,
- costs to build/maintain/operate – public or private entity,
- cost to ride train, auxiliary services available for the traveler (parking, luggage support, security checkpoints),
- connections to additional transportation (taxis, other rail, bus service, car rental agencies, etc)
- natural disaster precautions - warnings to trains in case of earthquake, time allowed to slow down to avoid derailment

The Authority's online materials: http://www.cahighspeedrail.ca.gov/lib_Los_Angeles_San_Diego.aspx

HIGH SPEED RAIL
MAY HAVE A
DIRECT IMPACT
ON NE PQ.
JUNE IS THE
MONTH TO
LEARN ABOUT
WHAT'S

PROPOSED

<p>MONDAY, JUNE 13 4 - 7 P.M. Escondido California Center for the Arts 340 North Escondido Blvd. Escondido, CA 92025</p> <p>TUESDAY, JUNE 14 3:30 – 6:30 P.M. Scripps Miramar Ranch Scripps Miramar Ranch Library 10301 Scripps Lake Dr. San Diego, CA 92131</p> <p>WEDNESDAY, JUNE 15 5 – 8 P.M. Kearny Mesa MOCII – Auditorium 9192 Topaz Way San Diego, CA 92123</p>	<p>THURSDAY, JUNE 16 4 – 7 P.M. Old Town San Diego Ballard Parent Center 2375 Congress St. San Diego, CA 92110</p> <p>THURSDAY, JUNE 30 4 – 7 P.M. University Towne Center (UTC) Westfield University Towne Center, Forum Hall 4545 La Jolla Village Dr. San Diego, CA 92122</p>
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