

# MIRAMAR RANCH NORTH PLANNING COMMITTEE (MRNPC)

## MEETING AGENDA

Tuesday, November 3, 2015 at 7:00 pm

SRCA Community Center, 11885 Cypress Canyon Road  
San Diego, CA 92131

- 7:00 p.m. Call to Order**
1. Introductions
  2. Public Comment – *2 Minutes per speaker*
  3. Modifications to the Agenda – *agenda approval*
- 7:10 p.m. Communications**
1. City Council – *Alex Vivona*
  2. Federal / State / County / Caltrans / City of SD Planning Dept.
  3. Scripps Miramar Ranch Planning Group (SMRPG) - *Wally Wulfeck*
  4. Scripps Ranch Civic Association (SRCA) - *Bob Ilko*
- 7:20 p.m. Information / Action Items:**
1. SDG&E Sycamore-PQ Transmission Line Project – *Todd Voorhees* (Information Item – 20 min.)
  2. SDG&E Proposed Gas Pipeline Project – *Todd Voorhees* (Information Item – 20 min.)
  3. Watermark/MedImpact Rezone – Project #443731– (Action Item – 10 min.)
  4. MAD Update – (Information Item – 10 min.)
- 8:20 p.m. Consent Agenda**
1. Approval of minutes – minutes of the following meetings will be approved by unanimous consent unless pulled for discussion: **September 1, 2015**
- 8:25 p.m. Committee Reports**
1. Chair Report – report posted online.
  2. Community Planners Committee (CPC) – *Michelle Abella-Shon*
  3. Maintenance Assessment District (MAD)
  4. Public Facilities Financing Plan (PFFP) – *Michelle Abella-Shon*
  5. YMCA, Open Space, Parks & Recreation
  6. Round Table
- 8:30 p.m. Adjournment**

### MRN-MAD AD HOC SUBCOMMITTEE MEETING NOTICE:

Tuesday, December 1<sup>st</sup> in the SRCA Community Center from 6:00 – 6:45pm

**The next MRNPC meeting is scheduled for Tuesday, December 1st**

*Times shown are approximate only. The order of items taken may be different.*

*If you have questions or comments concerning MRNPC, please voice them during “Public Comment” at the beginning of the meeting. You may also contact Chair, Lorayne Burley at [MRNPCchair@scrippsranch.org](mailto:MRNPCchair@scrippsranch.org) or MRNPC’s assigned Community Planner, Tony Kempton at [KemptonT@sandiego.gov](mailto:KemptonT@sandiego.gov). The MRNPC maintains a webpage, with updated news and information, at [www.scrippsranch.org/mrnpc](http://www.scrippsranch.org/mrnpc).*

**“GET INVOLVED AND HAVE A SAY IN MIRAMAR RANCH NORTH”**

## MRNPC Chair's Report for November 2015

On the agenda this month we have:

### (#1) SDG&E Sycamore-Penasquitos 230-kV Transmission Line Project– (Information item)

Draft Environmental Impact Report (EIR) was released on September 2015. Start of construction date is June 2016. The direct impacts for the MRNPC planning area are along Segment A, Sycamore Canyon Substation to Carmel Valley Road. The Segment A project elements consist of:

- 8.31 mile long 230-kV overhead transmission line along existing alignment locations
- Installation of 36 double-circuit 230kV and two 138-kV tubular steel poles
- Relocation of two existing 138-kV transmission lines to the new tubular steel poles
- Removal of 42 wood H-frame structures, two tubular steel poles, one double-circuit cable pole and two single-circuit wood mono poles

In sum, the project along Segment A will install 38 tubular poles and remove 47 various poles in existing right-of-way locations. Background information for review:

[http://www.cvsd.com/sites/default/files/Syc-Pen\\_EIR\\_Fact%20Sheet\\_Final\\_08052014.pdf](http://www.cvsd.com/sites/default/files/Syc-Pen_EIR_Fact%20Sheet_Final_08052014.pdf)

<http://www.sdge.com/key-initiatives/sycamore-penasquitos-230kv-transmission-line-project>

[http://www.cpuc.ca.gov/Environment/info/panoramaenv/Sycamore\\_Penasquitos/index.html](http://www.cpuc.ca.gov/Environment/info/panoramaenv/Sycamore_Penasquitos/index.html)

### (#2) SDG&E Natural Gas Pipeline Project – (Information item)

The California Public Utilities Commission (CPUC) determines final design, construction, and route location. SDG&E has requested CPUC approval in 2014. Current route locations have the gas pipeline along Pomerado Road in the SMRPG planning area. Potential boundary impacts for the MRNPC planning area.

Background information for review:

<http://www.sdge.com/newsroom/press-releases/2015-09-30/natural-gas-pipeline-proposal-enhance-system-safety-and>

<http://www.sdge.com/key-initiatives/pipeline-project/quick-hit-project-facts>

### (#3) Watermark/MedImpact Rezone – (Action item)

MRNPC received a request from the City, to evaluate the Watermark/MedImpact rezone request, requiring a process 5, development review/approval, for the Community Plan Amendment, Rezone and Amendment to Vesting Tentative Map (VTM), No.651698, for the rezone of 0.95 acres from IL-2-1 to CR-2-1 and VTM boundary line revisions. The 39.96 acre site is located at 10137-10182 Scripps Gateway Ct. and is in the CR-2-1 and IP-2-1 zones. Information posted online and below for review:

<https://www.scrippsranh.org/images/stories/Documents/MRNPC/Watermark-MedImpact-443731-CPG-distribution-part12.pdf>

<https://www.scrippsranh.org/images/stories/Documents/MRNPC/Watermark-MedImpact-443731-REZONE-LetterofRequest-09-04-15.pdf>

<https://www.scrippsranh.org/images/stories/Documents/MRNPC/Watermark-MedImpact-443731-Zoning-Exhibit.pdf>

### (#4) MAD Update – (Information item)

(4a) Committee begins to prepare for FY 2017 budget approval. The December MRN MAD Ad Hoc Subcommittee meeting is scheduled on 12/01/15 at 6:00pm. December will be a long meeting, so please come prepared. Background information for review:

Last year/FY 2016 budget:

<https://www.scrippsranh.org/images/stories/Documents/MRNPC/MAD-Draft-Budget-FY-2016-11-19-14.pdf>

Assessment Engineering Report FY 2014:

[https://www.scrippsranh.org/images/stories/AssessmentEngReportMRN-MAD-2014-pgs1-25\\_web.pdf](https://www.scrippsranh.org/images/stories/AssessmentEngReportMRN-MAD-2014-pgs1-25_web.pdf)

Overview of the MAD Management:

[https://www.scrippsranh.org/images/stories/Documents/MRNPC/MAD\\_Mgmt\\_Fund\\_Budget\\_Explanation\\_2014-11-18\\_FY15-web.pdf](https://www.scrippsranh.org/images/stories/Documents/MRNPC/MAD_Mgmt_Fund_Budget_Explanation_2014-11-18_FY15-web.pdf)

MRN MAD District Map:

[https://www.scrippsranh.org/images/stories/Documents/MRNPC/Miramar\\_Ranch\\_North\\_MAD\\_Map\\_03-2014-web.pdf](https://www.scrippsranh.org/images/stories/Documents/MRNPC/Miramar_Ranch_North_MAD_Map_03-2014-web.pdf)

Assessment Rate History:

<https://www.scrippsranh.org/images/stories/Documents/MRNPC/MRN-MAD-ZoneIncreaseHistoryV2-PDF.pdf>

(4b) Mike Rasmusson, MAD Grounds Maintenance Manager, shared that he is preparing/cleaning up landscaping areas and would like to increase the amount of tree trimming; Blue Skies in contention for renewed maintenance contract; Cypress View tot lot needs playground equipment replacement (possible MRN Development Funds expense?); Continuing to reuse landscaping materials and be thrifty; Picnic table area shade cover in Butterfly Park – waiting for one more bid; Potential bid has pillars and cover w/ copula matching existing SRCA CC building.

(4c) The CPC Chair, Joe LaCava shared that the City is making MAD policy and ordinance updates. There has been push back as the local MAD advisory committee's and self-management organizations feel the changes are being rushed without sufficient time for them to review and provide feedback. The proposed amendments are scheduled to go to Council's Public Safety & Neighborhood Services Committee on October 28<sup>th</sup>. The committee is anticipated to continue the item until November 12<sup>th</sup> but we won't know that for sure until the 28<sup>th</sup>. Stay-tuned.

On the Consent Agenda:

**1. Approval of September 1, 2015 minutes**

The minutes will be circulated among the members as a PDF document prior to the meeting via email. An opportunity to request corrections will be made in the meeting. Should no such requests be made, the Chair will deem the minutes adopted by unanimous consent.

In other news/topics:

**1. MedImpact/ Sudberry / Watermark Project**

The MedImpact and Watermark Projects are the land development sites, at the southeast corner of Scripps Poway Parkway/Mercy Road and I-15. Information agenda item at the December 2015 meeting.

**2. Administration News**

**(a) MRNPC meets eight times during the year.** The meeting schedule is: January-Dark, Feb, March, April-Dark, May, June, July-Dark, Aug, Sept, Oct-Dark, Nov, Dec.

**(b) CPG Budget Reimbursements** - City requested a "City Vendor" designate from each CPG to claim up to \$500 in reimbursement expenses for CPG costs. Received new expense for July – Sept 2015 webpage hosting.

**(c) MRN new membership.** Any resident who owns property or a business within the Miramar Ranch North boundaries is eligible for election to the planning group. There is membership information posted online at the MRN webpage.

**(d) CPG Training Opportunities:** CPG 2015 Workshop Schedule is available at:

<http://www.sandiego.gov/planning/news/pdf/cowworkshop09.pdf>

**(e) Membership attendance:** Members must adhere to attendance requirements to retain eligibility during their term of service. A CPG member becomes ineligible upon receipt of a written report from

the secretary reporting the third consecutive absence, or fourth absence in the 12-month period. (Art. IV, Section 1 of CP 600-24 and the MRN Bylaws)

**(f) Bylaw Update:** New revision has been approved administratively.

Official new copy of MRN Bylaws is pending.

### **3. Maintenance Assessment District (MAD)**

MRN MAD GMM November 2015 report distributed and posted on the webpage.

Information agenda item at November 2015 – see above/on the agenda topics.

Action item for at December 2015 meeting – need recommendation on budget expenses for FY 2017.

### **4. San Diego Unified School District (SDUSD) joint occupancy property development**

Draft notes from meetings with the SDUSD, Monarch Developers and SR community leaders is posted online and below. Information agenda item at the December 2015 meeting.

Also, information/focus article in December 2015 SRCA Newsletter.

[https://www.scrippsranh.org/images/stories/Documents/MRNPC/SDUSD-SMCC-joint-occup-devel-article\\_for\\_SRNL-PDF.pdf](https://www.scrippsranh.org/images/stories/Documents/MRNPC/SDUSD-SMCC-joint-occup-devel-article_for_SRNL-PDF.pdf)

### **5. Community Planners Committee (CPC) News**

CPC meeting is scheduled for Tuesday, October 27th. Topics for the Oct meeting include: Introduction to Jeff Murphy, the new SD Planning Director; Water Rate Hikes; Climate Action Plan. The CPC agendas, minutes and supplemental CPC info can be found at:

<http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>

### **6. SDG&E Sycamore-Penasquitos 230-kV Transmission Line Project**

Information agenda item at November 2015 meeting – see above/on the agenda topics.

### **7. YMCA**

No update.

### **8. Tivyan Site Development Permit**

Received 2<sup>nd</sup> cycle Site Development Permit (SDP) for a vacant lot at 11275 Beeler Canyon Road.

Permit request documents posted online for review:

[https://www.scrippsranh.org/images/stories/Documents/MRNPC/412254-LDR\\_Geology-ReviewCycle\\_Issues.pdf](https://www.scrippsranh.org/images/stories/Documents/MRNPC/412254-LDR_Geology-ReviewCycle_Issues.pdf)

[https://www.scrippsranh.org/images/stories/Documents/MRNPC/412254-Second\\_Review\\_-\\_Cycle\\_Issues.pdf](https://www.scrippsranh.org/images/stories/Documents/MRNPC/412254-Second_Review_-_Cycle_Issues.pdf)

[https://www.scrippsranh.org/images/stories/Documents/MRNPC/412254-TivyanSDP-2nd\\_Assessment\\_Letter.pdf](https://www.scrippsranh.org/images/stories/Documents/MRNPC/412254-TivyanSDP-2nd_Assessment_Letter.pdf)

### **9. SDG&E Natural Gas Pipeline Project**

Information agenda item at November 2015 meeting – see above/on the agenda topics.

Thank you for your community service!

*Lorayne Burley*

Email: [mrnpcchair@scrippsranh.org](mailto:mrnpcchair@scrippsranh.org)

Webpage: <http://www.scrippsranh.org/mrnpc>

*Government of the people, by the people, for the people, shall not perish from the Earth*  
~~ Abraham Lincoln (1809 – 1865)