

**Miramar Ranch North Planning Committee (MRNPC)
Ad Hoc Subcommittee Meeting on Rancho Encantada (RE)/Stonebridge Estates
Community Planning Area Representation – V2**

Date: Tuesday, October 7, 2014

Location: SRCA Community Center

Time: 7:00pm – 9:00pm

Attendees: Tom Meissner (MRNPC), Jan Kane (property owner MRNPC and RE resident), Lorayne Burley (Chair, MRNPC), Ernie Burciaga (MRNPC), Tom Ward (MRNPC), Russell Shon (MRNPC), Pat Wright (MRNPC), Wally Wulfeck (Chair, SMRPG), Sandy Wetzel-Smith (SMRPG member), Jim Sullivan (SR resident), Marc Sorensen (SMRPG member, past SRCA President, past SMRPG chair, 25+ yrs SR planning), John Lyons (SMRPG member & St. Gregory the Great representative), Bob Petering (25+ yrs SR planning), Tiffany Vinson (City Council District 5), Tony Kempton (City Planning), Jan McGinn (SRCA Representative), Larry Parker (RE/President Stonebridge HOA), Susan Batterten (RE), Marty Lorenzo (RE), Kim Knox (RE), Tony Garcia (RE), Dana Reeder (RE), Mary Shweid (RE)

DISCUSSION ITEMS:

Discovery and development of options for the Rancho Encantada (RE) (a.k.a. Stonebridge Estates) community planning area representation. Discussion from: RE residents, RE HOA representative, City of San Diego Planning, City Council, Scripps Ranch Civic Association (SRCA), Scripps Miramar Ranch (SMR) residents and CPG members, and MRN residents and CPG members.

1. Background

Jan Kane, a resident of Rancho Encantada (RE) and property owner member of MRNPC, hosted a RE resident meeting on Wednesday, August 27th to investigate the possibility of forming a RE community planning group (CPG). At this time/date, the RE residents have no recognized CPG and utilize the MRNPC and SMRPG to make recommendations on land use matters.

At the Sept 2nd MRNPC meeting, the request was made to investigate the option of joining MRNPC by filling open seats. Jan Kane was to chair the committee w/ Lorayne Burley, Tom Meissner and Ernie Burciaga to investigate.

On October 7th, the ad hoc subcommittee meeting on RE CPG representation was held, chaired by Lorayne Burley. The request for a MRNPC volunteer to chair/lead the topic at future meetings was made. The goal of the meeting became to **discover** viable options for the Rancho Encantada Community Planning Group (CPG) representation. Initial options included:

- Creating a RE CPG
- Joining MRNPC
- Joining SMRPG
- Merging SMRPG, MRNPC and RE
- Creating a MRNPC and SMRPG standing CPG committee w/ resident appointments

- Scheduling Ad Hoc Subcommittee meetings for RE residents by either MRNPC or SMRPG
- Not ready to decide - due to lack of information
- Fill-in the blank
- Fill-in the blank

2. RE residents and RE HOA

Mr. Larry Parker, RE resident and HOA President, provided comment:

Mr. Parker thanked both SMRPG and MRNPC planning groups for their support for the RE community. Mr. Parker shared that the Stonebridge HOA meets 6/six times per year. Has an email distribution list and posts flyers near park area to assist w/ communication. All single family homes (876 total) are HOA members, not including residents living in the apartments.

3. City Planning and City Council District 5

Tony Kempton and Tiffany Vinson provided comment:

City Council District 5 and City Planning met on Monday, Oct 6th to review & discuss options per request from RE residents for CPG representation. The recommendations presented:

(a) The formation of a new (MRNPC or SMRPG) standing subcommittee with RE members.

Members would only be able to vote on the standing committee actions.

Requires amendment of the Bylaws, new boundary map and CPG name change.

Keeps the existing community plans.

Appointed or elected members from RE.

Takes about 4-6 months to complete.

(b) The addition of new RE board members to either SMRPG or MRNPC.

Requires amendment of the Bylaws, new boundary map and CPG name change.

Keeps the existing community plans.

Elected members from RE.

Takes about 10 months to complete.

(c) The combining of all 3/three CPGs keeping exiting community plans.

Requires amendment/new Bylaws, new boundary map, and name change.

Keep the existing community plans.

Takes about 10-12 months to complete.

(d) The combining of all 3/three CPGs w/ re-write of community plans.

Requires amendment/new Bylaws, new boundary map, and name change.

Re-writing new community plans for the newly created planning area.

Takes about 5 years to complete.

The past 2011 redistricting issues were discussed. Next council redistricting is in 2020. Scripps Ranch was considered for division along Spring Canyon Road (SCR). South of SCR, SMR was to be moved to District 6 and north of SCR, MRN was to remain in District 5.

Marc Sorensen provided comment:

RE was designed as a Future Urbanizing Planning (FUP) area. SMR has an FBA for facility and land improvement projects. MRN has a developer contract w/ funds for projects. RE does not have a FPA or DIF and, under the FUP is assigned the City Planning Commission as the go to CPG. *(Note by Marc: In the 2003 SR fires, the RE area provided an excellent fire break turning the flames south, away from SR. Many SR residents appreciate RE for that.)* A separate RE CPG would too small – only cell antennas, speed limits. These are considered minor issues to the City. Tread is for one SR CPG with subcommittees at the micro level. Understands that RE is looking for a voice and agrees that RE should be integrated into the SR community. Integrating into the SRCA would be a good first step. The SR Parks & Recreation Council manages all 3 CPG areas now.

Bob Petering provided comment:

Through all his years in SR community planning always thought the CPGs should be merged – long term. CPGs expand and contract based on issues within the community.

John Lyons provided comment:

Mr. Lyons shared that he is attending the meeting tonight as a SMRPG member and a representative of the St. Gregory the Great Catholic Church. Also, requested a St. Gregory the Great appointment or seat on any join or merge of CPGs. SMRPG with a 20 member roster would need to add RE seats. Asked about membership of a single CPG and whether it would be based on community areas w/ 10(SMR)-8(MRN)-2(RE) or 8-8-4 or 12-10-2 – or with members at large. How would a single CPG be formed?

Wally Wulfeck provided comment:

For a merged of existing SR CPGs, Mr. Wulfeck supports the member at large CPG approach so that residents can come from any SR areas. Next City Council redistricting review is in 2020. Merge would need to start in next 3-4 years.

Pat Wright provided comment:

Ms. Wright is not in favor of any merge of SR CPGs. SMRPG has in the past been too overbearing/bullied MRN.

4. Scripps Ranch Civic Association

Jan McGinn provided comment:

Ms. McGinn shared that she is the SRCA District 5 representative and has lived in SR for over 22 years. She is also involved w/ the SRCA Membership and SRCA Community Fair event. SRCA wants to work to improve partnerships with RE. SRCA is currently providing email communication, RE content on the SRCA website and Stonebridge Facebook page. Ms. McGinn shared that the SRCA plans to add two new SRCA improvements to assist with better partnership and communication:

(a) The addition of two/2 RE district seats to the SRCA committee for the RE area.

(b) SRCA website link setup for RE residents to subscribe to a new Stonebridge Estates mailing list

The RE/Stonebridge mailing list provides announcements for activities, events, alerts and communications both to and from the SRCA. All interested RE residents are invited to attend the monthly SRCA meetings.

RE residents expressed interest in the SRCA Newsletter. Presently, Jan Kane and Larry Parker deliver copies of the SRCA newsletter to their RE neighborhood residents. There have been problems w/ finding additional volunteers to assist w/ the delivery of the newsletters. The cost burden to the SRCA for printing the extra copies, due to the decline in membership and advertising revenue, has prevented mass printing.

Larry Parker provided comment:

Mr. Parker thanked Ms. McGinn for speaking at the meeting about the SRCA services and offering to provide the new RE mailing list. Mr. Parker encouraged RE residents to sign up for the new SRCA mailing list and offered to help with the newsletter distribution problem.

Marc Sorsensen provided comment:

When MRN came online, the Scripps Ranch Villages developer, McMillian Properties, paid funds to the SRCA to assist w/ the newsletter cost and delivery. When RE came online no funds were provided. The SRCA wants to provide newsletters to the RE community but funding/\$\$ is the problem.

Sandy Wetzel-Smith provided comment:

A good start for RE representation on community issues would be to fill the two proposed SRCA seats and then use the CPG standing committee as input on speed limits and cell antenna.

Pat Wright provided comment:

Suggested that RE residents start working with the SRCA. Start feeling like one community first, under the SRCA, then decide about CPG representation.

5. SMR residents and CPG members/MRN residents and CPG members

Discussion on why join with MRN?

SMR is approx 7500, MRN is 4500, and RE is 980.

MRN is more similar in size, age and close to being built out.

RE residents feel MRN is a better planning area fit.

Lorayne Burley provided comment:

The weak communication channels, between RE and the MRN/SMR areas, have contributed to the reason that RE residents feel that they have little to no say on planning issues.

Appreciates the new changes that the SRCA is adding to improve RE communications and build a stronger RE partnership. Thanked Jan McGinn for attending.

Expressed concern that RE joining MRNPC would not be in the best interest of the MRN community. Two years ago MRNPC was struggling to hold a quorum at meetings with 13 seated members. There was consideration of merging w/ SMRP if needed similar to the recent Saber Springs CPG merger with Carmel Mountain Ranch. Now MRNPC has 16 seated members and membership attendance at the 8 meetings per year.

Lorayne shared that both MRNPC and SMRPG have been providing RE CPG support. Both have posted agenda items, attended or hosted subcommittee meetings, on issues such as the speed controls on Stonebridge Parkway and the AT&T antennas at the water tank, attended or spoke at planning commission meetings to represent RE several times in the past 6 months, and attended the recent City Council hearing on the AT&T antennas on Sept 30th, where Wally spoke in favor of the RE antenna appeal. Was uncertain why RE residents would want a seat on MRNPC, and participate, month after month, in discussions on mainly MRN topics since there is few remaining RE CPG issues.

Several RE residents responded with the strong desire to participate in a single/united community of Scripps Ranch and be part of the planning process. RE residents stated that we are all one 92131. RE residents stated that they utilize MRN facilities such as the SR shopping centers, Spring Canyon Road and Pomerado Road. Also, voiced interest in all planning issues within Scripps Ranch.

Marc Sorsensen provided comment:

Over the next 10 years, what are RE community concerns: RE MAD, RE HOA, traffic, parks, and cellular antennas. Mostly minor CPG issues.

6. Group Recommendations/Results

- Have both MRNPC and SMRPG continue the RE discussion at CPG meetings.
- Larry Parker volunteered to email out a RE survey to all residents on the HOA mailing list to determine what RE residents want to do.
- Someone from RE will be designated to present to both SMRPG and MRNPC.



Marc Sorsensen provided comment on 10/13/14:

One thing we might add is that with the build out of most of SMR and MRN the main community concerns that seem to be arising are: 1) In fill and redevelopment of existing areas and; 2) Community traffic issues access into and out of all three areas to I-15.