

ANNUAL REPORT
SCRIPPS RANCH PLANNING GROUP
April, 2018 – March, 2019

Section I. Introduction

The following officers were elected at the April 2017 meeting, for the April 2017 to March 2019 term:

Chair: Wallace H. Wulfeck
Vice Chair: Sandra K. Wetzel-Smith
Vice Chair: Scott Hilberg
Secretary: Tamar Silverstein

There are no standing subcommittees.

Ad Hoc Committees on Fire Safety, Chabad Educational Complex, Carroll Canyon Center, and the Scripps Ranch Technology Park, continued.

In October 2018, an Ad Hoc committee on the Redevelopment of the Alliant University Property was established.

In February 2019, an Ad Hoc committee, joint with the Miramar Ranch North Planning Council, on the Redevelopment of the Renzulli Property was established.

Section II. Administrative Issues

Eight meetings were held in April, May, June, August, October, and December of 2018, and in February and March of 2019. Meeting descriptions are given in Section VIII below.

At the March 2019 election, 8 current members who were not term-limited were re-elected. Two incumbents, who were term-limited, were elected with over a two-thirds majority. See section VII below for details.

Section III. Community Plan Preparation and Implementation

1. The Carroll Canyon Mixed Use Development was voted upon in July 2017. The vote on a motion to recommend approval of the project was 10-9-0. Council Policy 600-24 and our Bylaws require majority of members, i.e. 11 / 20 for passage of community plan amendments.

2. In April 2017, Pure Water North City Project in SR Technology Park (Murphy Development Corp.) Motion/2nd: Wulfeck/Ellis “Authorize chair to testify at the City Council Meeting that the SRPG is in favor of the Purewater project, the final EIR should not be certified, SRPG does not support the city proposed alternative, there were insufficient alternatives analyzed, Request a 3 month continuous to search for better alternatives with city, and all of the stake holders, including murphy development and the community” **15-0-1 Passed**

3. In May 2018, Response to San Diego County Grand Jury report on Planning Groups. A citizen complaint ignited a review of CPGs, several entities since then have portrayed CPGs as obstructionist to growth, housing and new developments. There is currently a push for increased density for all of California to develop high density housing, yet the proposals are without the infrastructure to support them. Adding just transportation does not equate to growth. Absolutely no facts to support the allegations that planning groups are obstructionist in any of the reports published thus far. Motion/2nd Ilko/Sorensen: W. Wulfeck to write a letter to be submitted to the city asap and include all the comments, expressed written and verbal, as appropriate. **13-0-0 Pass**

4. In February 2019, Transit Priority Parking – proposed standards. (15 min)
The City's proposed Transit Priority Parking initiative would allow developers to build apartments/condos near transit stops with no parking spaces for residents. The proposal is meant to increase the supply of affordable housing. Transit priority areas are those within ½ mile of trolley stops, transit centers, and intersections of high-frequency bus routes. This means that zero-parking could also apply to buildings within ½ mile in areas near mass transit access in the I-15 northeast corridor. Most Scripps Ranch residents have to drive to get to downtown or other areas, or to transit centers to access mass transit. The proposal would reduce parking availability at all these places. The proposal passed the Planning Commission 6-0-0. It goes to City Council on March 4.
Allows developers to build developments with no parking at all within Transit Priority Areas (anything within ½ mile of bus, trolley, transit center). This project was fast tracked. CPC requested a 5-year pilot project first before implementing. Proposed text sent out via email. Motion/2nd: Lyons/Ellis, SRPG support the CPC Recommendation 'to make it a pilot program, add parking requirements for visitors, unloading docks and delivery vehicles, don't apply criteria to transit centers up the I-15 Corridor',
Vote: **Unanimous 15-0-0**

5. In March 2019, the Planning Group voted on a proposed Initiation of Community Plan Amendment for Redevelopment of the Alliant University Property. (45 min.)
'Authorize chair of SRPG write a letter to PC outlining the opposition raised tonight, forward issues, not meeting criterias to city and developer that the SRPG recommend denial to the initiation of the CPA, based upon issues raised. The Chair or Designated Representative to attend the Planning Commission meeting to present our views and vote'. **16-0-0 Unanimous**

Section IV. Special Projects

A. The Ad Hoc Subcommittee on the Technology Park has been working on a plan to expand the parking lot at the Scripps Ranch Library. In March 2019, the Public Works Department presented development plans.

B. In June 2018 Parking on Old Grove (B.Ilko) Reviewed discussions concerning parking with property owners, An agreement among the property owners, City Traffic Operations and the SR Planning Group was reached where four angled parking spaces (two on each side of the west driveway of 10101 Old Grove Road) will be removed and replaced with two parallel parking spaces. The property owners voted 8-0-1. Motion: Ilko/Miles to support the parking agreement. **17-0-1 Pass**

C. Transportation options for Seniors/ADA in SR (Beata Piehl, MRNPC)

Sorensen/Kelley: 1st/2nd motion: Support the position of the letter as written. Unanimous 16-0-0 **Pass**

Section V. Summary of Project Review.

1. The Carroll Canyon Mixed Use Development was voted upon in July 2017. The vote on a motion to recommend approval of the project was 10-9-0. Council Policy 600-24 and our Bylaws require majority of members, i.e. 11 / 20 for passage of community plan amendments.
2. In April 2017, Pure Water North City Project, the Planning Group voted to request a 3 month continuous to search for better alternatives with city, and all of the stake holders, including Murphy development and the community” **15-0-1 Passed**
3. In March 2018, the Planning Group voted unanimously to recommend denial of KB Homes’ Initiation of a Community Plan Amendment for redevelopment of the Alliant University Property.

Section VI. Planning Group Objectives

The Planning Group will continue to work on improving communication with residents of Rancho Encantada so that they are more fully involved with their community interests.

Since the City Council approved revisions to Council Policy 600-24, the Planning Group will continue to address its expanded responsibilities for advising the City and other agencies on land use, mobility and transportation, urban design, public facilities & services, economic prosperity, conservation, noise, historic preservation, and infrastructure.

Section VII. Roster Summary

Ten member seats were available for election or re-election in March 2019. The following members were re-elected: Julie Ellis, Tamar Silverstein, Stuart Gross, Marty Lorenzo, Jenny Marshall, Robert Petering, Don Ringel, Bob Ilko. The following incumbents, who were term-limited, were elected with a two-thirds majority. Marvin Miles, Marc Sorensen.

Section VIII. Meeting Summaries:

The following Summaries were printed in the *Scripps Ranch Civic Association Newsletter* at the beginning of each month. Over 12000 copies of the *Newsletter* are distributed free to homes in the Scripps Ranch and Rancho Encantada areas each month.

May 2018:

The Planning Group held its regular meeting April 5, 2018.

Pure Water Pipeline:

The Pure Water North City project is a billion-dollar plan to recycle waste water. It involves new

pipelines from the Morena district to the recycling facility on Eastgate Mall, and a new 48" pipeline from there along Miramar Road. Then it includes installing the pipeline under Carroll Canyon Road, Scripps Ranch Blvd and Hoyt Park Drive to a dechlorination facility on Meanley Drive, then a tunnel under Lot 3 of the Technology Park and Evans Pond into Miramar Lake. The Public Utilities Department presented an update at our April 5 meeting. For the past 12 months, both the Planning Group and Murphy Development Corporation (owner of technology-park lots that would be affected) have worked with the City to try to identify alternative routes for the pipeline that would have less effect on the Business Park, and that might help with additional parking at the Library. At this point, the Public Utilities department has again rejected all alternatives other than their initial proposal. The Planning Group voted to endorse the Pure Water project, but to urge the City Council to continue analysis for three months to identify a better alternative route in Scripps Ranch before approving the EIR and permit.

Other planning groups in University City, Clairemont, and Morena also opposed the planned routes in their areas. On April 10, the San Diego City Council voted unanimously to approve the project, certify the Environmental Impact Review and approve the development permits. This means more construction will begin next year in Scripps Ranch and along all of Miramar Road between I-15 and I-805.

Sycamore-Penasquitos 230 KV Electrical Transmission Line:

Cable pulling activities are approximately 80% complete, Cable splicing activities are approximately 60% complete and all vaults have been installed. Excavation of the receiving bore pit on the east side of Interstate 15 is continuing. Installation of the retaining wall near the transition pole by Stonebridge Parkway should be completed next week. Upon completion of the retaining wall, temporary scaffolding will be installed around the transition pole so final cable installation and associated activities can take place. Repaving of Pomerado Road has been delayed and may begin in May.

SDG&E Gas Pipeline:

The Draft Environmental Impact Report for the proposed gas pipeline on Pomerado Rd. is now expected in August or September.

Traffic Issues:

A new stop sign on Forestview Lane at Arbor Park Place will be installed in May or June. The intersection was found to meet the requirements in Council Policy 200-8.

Election of Officers:

The current slate of officers was reelected at our April meeting. Secretary: Tamar Silverstein. Vice-Chairs: Scott Hilberg and Sandy Wetzels-Smith. Chair: Wally Wulfeck.

June 2018:

The Planning Group held its regular meeting May 3, 2018.

Sycamore-Penasquitos 230 KV Electrical Transmission Line:

According to SDG&E, work is progressing on all phases of construction. Overhead work on both the West and East ends of the project are ongoing. Two, 10-hour crews are working 6 days a week from the hours of 6:00 a.m. to 2:30 a.m. on boring activities under Interstate 15. Boring activities are approximately 30% complete. Cable pulling activities are approximately 90% complete. Cable

splicing work is approximately 70% complete. All underground vaults have been installed. The final, approximately 500-feet of trenching near the East side of Interstate 15 is scheduled to commence upon issuance of a permits from the County of San Diego and Caltrans. This work should begin within the next several weeks and will take place primarily at night.

Repaving of Pomerado Road has again been delayed. Discussions with the City are continuing. However, added requests have been made by city staff. SDG&E is currently reviewing the added costs for the additional scope of work of the new requests. At this time, they do not have a schedule for when this work will commence. SDG&E apologizes for the inconvenience this has caused.

SDG&E Gas Pipeline:

A Public Utilities Commission Administrative Law Judge has issued an opinion recommending that the PUC deny the project in total, because the state is trying to reduce the use of natural gas, which is a major contributor to climate change. At this point, the Draft Environmental Impact Report for the proposed gas pipeline on Pomerado Rd. is delayed indefinitely.

Library Parking Lot Expansion:

The Planning Group examined three parking lot concepts prepared by the Public Works department. We voted to recommend expansion of parking on the east and north sides of the library from the current 65 spaces to 124 spaces, with addition of a second driveway on Scripps Lake Drive.

County Grand Jury Recommendations on Planning Groups:

The 2017/2018 San Diego County Grand Jury received a citizen's complaint alleging that the City of San Diego Community Planning Groups (CPGs) tend to delay hearing certain items as a method of restricting growth in their communities. No evidence was found for that claim. The Grand Jury did recommend, and we agreed, that the Mayor: consider consolidation of some CPGs, improve recruiting for CPG members, assign additional staff to attend and assist CPGs, and expand training for CPG members.

New Member:

Dennis Engler was unanimously appointed to fill a vacancy on the Planning Group, which is now at full strength.

July 2018:

The Planning Group held its regular meeting June 7, 2018.

Renzulli Property:

The Phair Company (<https://www.thephaircompany.com>) is in escrow to purchase and develop the 40 acre parcel between the two existing segments of Cypress Canyon Road, north of Spring Canyon Rd. They are looking for feedback from community on what the community would like to see developed on this site. This site is currently zoned A-1-10 agricultural. SRPG members reviewed the history of the property and the various proposals (4-5) throughout the years. Citizen concerns raised included: depreciation of surrounding homes, building more of what's already in Scripps Ranch, alternate usage other than building homes. The spine road has been approved by the city's general plan to complete Cypress Canyon Road since the 1980s. Historic preservation of the Whigham structure built in the early 1900's may be an issue. The Phair company will develop plans over the next several months, and will meet with the recreation council, community groups, SRCA, SRPG, and MRNPC. The development process is likely to take quite a while. The process will require rezoning of property, an

EIR, a community plan amendment, and approval by the Planning Groups, the Planning Commission, and the City Council.

Sisu Academy at the Alliant Campus:

The Sisu Academy is considering purchase of the entire Alliant property for an innovative co-ed boarding high school. The school will have about 350 students coming from underserved and disengaged youth, with everyone living on campus. They hope to expand the theatre, keep the community theater lease current and active, keep the gym, and open a small community farm. Their goal is to start next year with 80 students. Students would come from all over the county. Plans include a technology incubator on campus which would help fund tuition for some students and make the school self-sustaining. There would be a 13-1 student-teacher ratio and an overnight ratio of 11-1 students to adults. Since the current dormitories are not suitable, new residence halls would need to be built. The property would also be fenced for separation with Marshall Middle School. The proposal will be further developed over the next several months. It will require a conformance review with the current use permit for the property. Traffic impacts would be much less than is currently approved for the property.

Sycamore-Penasquitos Electrical Transmission Line:

The Project is nearing completion. Cable pulling and splicing activities should be complete. The underground crossing under Interstate 15 is the last underground segment to be installed. Repaving efforts began on the west side of the project near Miramar Road around June 9th. Street restoration along Pomerado Road and Stonebridge Parkway should be underway. Restoration includes grinding all trench lines then paving per City standard. Where required, slurry will be Type 1 for bike lanes and Type 1 over 2 on roadways. Repaving and restoration activities east of Interstate 15 are currently planned to take place during daytime hours.

SDG&E Gas Pipeline:

The Public Utilities Commission was expected to vote on June 21 concerning the Administrative Law Judge's recommendation to deny the project in total. Please visit the SRCA website at www.scrippsranh.org for updates.

August 2018:

The Planning Group cancelled its regular meeting on July 5, 2018. The next meetings will be August 2 and September 6, 2018. Please see www.scrippsranh.org/SRPG for notices and agendas.

Sycamore-Penasquitos Electrical Transmission Line:

Repaving efforts are underway along Pomerado Road and continuing along other portions of the Project's Right-of-Way. A majority of repaving efforts in Mira Mesa have been completed, however final striping and traffic loop installation along Miramar Road are ongoing. Most of the grind and cap work along Pomerado Road was completed and smoothed over prior to the July 4th holiday. More restoration work was scheduled to begin the week of July 9, with work hour from 8:00 a.m. – 5:00 p.m. Underground splicing activities within the vaults continued between the hours of 8:30 a.m. - 3:30 p.m. Additional activities continue for the section under Interstate 15.

Please let us know if you have any pavement concerns for Pomerado Rd and Stonebridge Parkway – we will work with SDG&E to resolve them.

SDG&E Gas Pipeline:

The Public Utilities Commission voted on June 21 to deny the project in total. SDG&E will comply with PUC direction to test the existing pipeline.

Carroll Canyon Mixed Use Development

The proposed 240-unit apartment and commercial project at the northeast corner of I-15 and Carroll Canyon Road is moving ahead with building permits. The project is on track to start demo and then construction in January, 2019. It will be about an 18 month construction cycle to finish all buildings, but first move-ins will be about 13 months after start. The retail tenants are expected to open about 15 months after start of construction.

Historical Designations.

The City requires historical review for properties over 45 years old whenever a permit is requested. This applies to homes and other buildings, and the review adds some time to the permit process. We are just starting to see a few properties in Scripps Ranch become old enough for review. The City will designate a property as a historical resource if it meets any of the following criteria:

- Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development.
- Is identified with persons or events significant in local, state or national history.
- Embodies distinctive characteristics of style, type, period, or method of construction or is a valuable example of the use of indigenous materials or craftsmanship.
- Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.
- Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the California Register of Historical Resources.

September 2018:

The Planning Group held its regular meeting on August 2

No Further Repaving of Pomerado Road:

The Planning Group was surprised when SDG&E unexpectedly revealed that there is no further plan to restore Pomerado Road between Avenida Magnifica and I-15 after installation of the **Sycamore-Penasquitos Electrical Transmission Line**. Their spokesperson said they might consider some additional work if funding is available.

While the repaving from Avenida Magnifica east to Spring Canyon Rd was completed acceptably, the section west of Avenida Magnifica to I-15 is in much worse condition. The pipeline wanders randomly to and fro across the road and the trench patches are not level with the existing road. The splice vault areas are very uneven, and the rest of the paving, already in poor condition, was further damaged by SDG&E's construction activities. It is absolutely stunning that SDG&E and the City would consider that this project is complete, and leave us with a terribly deficient roadway.

At press time, we have contacted the City to determine what can be done to fix this situation. Every

concerned citizen should contact Mayor Faulconer at kevinfaulconer@sandiego.gov (619) 236-6330, and our City Council representative, Mark Kersey, at markkersey@sandiego.gov (619) 236-6655. We need to insist that the remaining section of Pomerado Road be repaved.

Renzulli Property:

The Phair Company has withdrawn its purchase of the property that we reported in June. It is apparently back on the market.

Accessible Transit in Scripps Ranch

Both the SRPG and the Miramar Ranch North Planning Committee are asking SANDAG and the Social Services Transportation Advisory Council to provide accessible transportation options. Ms. Beatta Piehl, a Miramar Ranch North resident and member of the MRNPC has spearheaded the effort to call attention to our communities' needs.

SANDAG allocates millions of dollars each year in local, state, and federal funds for the San Diego region's transportation network. However, almost none of these funds are allocated to Scripps Ranch: We have no transportation services except for Bus Route 964 which runs in the far western part of the ranch, from the Alliant campus up to Mira Mesa Blvd then into Mira Mesa. It runs about every half-hour from 5:45am to 7:45pm on Monday, Tuesday, Thursday, and Friday only, mostly in business areas. Most of the people in Scripps Ranch live more than a mile away from that route. We expect service to be reduced as Alliant University reduces operations.

The SRPG voted to file a petition to request disabled and senior accessible transit services in accordance with the Americans with Disabilities Act and the Transportation Development Act. The Miramar Ranch North Planning Committee with vote at their September meeting. Thanks again to Ms. Piehl for taking the lead on this effort.

CALTRANS Update.

Mr. Cory Binns, CALTRANS Regional Director for District 11 (San Diego and Imperial Counties) and a Scripps Ranch resident, gave us an update on projects in the county, and addressed questions about ongoing and upcoming projects, problems, issues concerning cars and bike access to our roads, ramps and signal lights, public transportation connections and access. He noted that about 1/3 of his maintenance budget goes to litter cleanup.

Senate Bill 1, the Road Repair and Accountability Act of 2017, became law in April, 2017. It provides \$54 billion over the next decade to fix roads, freeways and bridges in communities across California and puts more funding for transit and safety. Mr. Binns noted that if SB-1 is repealed in November, most of the planned projects will not be completed.

October 2018:

The Planning Group cancelled its regular meeting on September 6 because there were no new agenda items.

Repaving of Pomerado Road:

Last month we reported that SDG&E has no further plan to restore Pomerado Road between Avenida Magnifica and I-15 after installation of the **Sycamore-Penasquitos Electrical Transmission Line**. SDG&E Public Affairs Manager Todd Voorhees replied as follows:

We completely understand the community's ongoing frustration and requests to conduct additional paving activities along Pomerado Road west of Avenida Magnifica. A final decision on additional repaving efforts on this portion of Pomerado Road that would go above and beyond what has been required by the city has not yet been made.

We are currently reviewing what, if any, project contingency funds may be available to conduct this additional work. Despite the transmission line being energized, there is still additional work to be completed. However, the project team is doing everything it can to expedite the assessing of remaining work activities and reviewing the project budget. Should funds be available, we will work with the city on the scope and timing of any additional work to be completed.

It is worth noting, we are in compliance with all permits for this project. As additional background, understanding the community's desire to have this work conducted, SDG&E's initial plan was to pave above and beyond on sections of Pomerado Road west of Avenida Magnifica; however, the city required us to do additional moratorium paving work and adjustments to traffic loops that were not included in our encroachment permit ...

We had budgeted a certain amount for paving based on the permit issued and the additional paving we planned to do for the community, but the extra, unanticipated moratorium paving and adjustment of traffic loops far exceeded our budget. We met several times with the Public Works Department to seek relief on the extra moratorium work that was not included in our permit, which in turn would allow us to do the paving the community wanted instead, but they refused to budge. After numerous discussions, and knowing this would cause frustration within the community, we had to make the decision to pave only what was required by the Public Works Department and attempt to do additional paving upon completion of the project, should funding be available.

Again, no decision on this extra work has been made at this time, but we realize the community's interest in getting it completed. We will continue to work in good faith with local stakeholders and the city throughout this process. I apologize for the inconvenience this may have caused.

At press time this month, there is no further information from SDG&E on whether funding is available to complete proper repaving.

Unfortunately, we anticipated this situation. Back in 2015 during the approval process for this project, the Planning Group commented to the California Public Utilities Commission that this project would lead to road hazards that would continue over time. We specifically said: "the splice vaults and manholes will result in uneven pavement, more visual disturbance, and potholes, particularly in light of the City of San Diego's record on deferred street maintenance." The CPUC assured us that the vaults and manhole covers would be installed flush with the roadway and would not result in uneven pavement. Anyone who has driven on Pomerado Road knows this is not the case today. Even on the part of Pomerado Road which has been repaved, there are significant bumps over the splice vaults.

Between Avenida Magnifica and I-15, the roadway is completely unacceptable.

We have contacted our public officials. Councilmember Mark Kersey's office has worked with us and with SDG&E to highlight this issue. However up to press time, there has been no information or even contact from either the Mayor's office or from the Public Works Department.

At this point, according to Councilmember Kersey's office, the City has not made any decision on repaving. We do not know if the City imposed adequate road-restoration requirements during the permit process, or if there is any enforcement plan. Further, at least according to SDG&E, the City may have set other requirements that reduced funding available for proper road restoration. We need to insist that the City repairs Pomerado Road completely. If you have not done so already, you should contact Mayor Faulconer at kevinfaulconer@sandiego.gov (619) 236-6330, and our City Council representative, Mark Kersey, at markkersey@sandiego.gov (619) 236-6655.

Please check SRCA's website at www.scrippsranh.org for updates between issues of the newsletter.

November 2018:

The Planning Group held its regular meeting on October 4.

Change is coming.

Alliant International University (AIU) has been a presence in Scripps Ranch since 1968. In 2015 it became a subsidiary of Bertelsmann, a German multinational corporation specializing in publishing, education and services. Alliant University itself now has several campuses in California, Mexico, and Japan. Their headquarters administrative functions and some instructional opportunities are in Scripps Ranch, on campus land owned by a separate foundation.

In recent years, AIU's focus has shifted from undergraduate to graduate education.

Now, AIU no longer needs a large campus with residential living facilities. Therefore, the university's headquarter staff are planning to move to more suitable facilities, and we hope these functions will stay nearby.

Meanwhile, the separately-owned campus property on Avenue of Nations has been for sale for some time. In the past, the campus has split off several parcels, which became the Crown Pointe community, Chabad Campus, the Glen, and Marshall Middle School. At our October SRPG meeting, KB Homes, a nationwide home builder, announced their intent to purchase the approximately 72 Acre campus. They do not yet have firm plans for the number or type of homes that they might build on the site, and there are no plans yet for the existing buildings on the site.

The community is obviously concerned about traffic on Pomerado Road. The university originally planned for up to 15,000 trips per day. This allocation has been split over time to accommodate the various development projects on the land. At present, there are about 3600 trips per day left for new development. At about 10 trips per day per household, this means that as many as 360 homes might be accommodated within the existing traffic allocation.

We commend KB for engaging with the Planning Group early in their development process. We have designated a subcommittee to work with KB, probably for at least the next year, to help craft a development plan that minimizes traffic and impacts on Marshall Middle School, and that provides amenities to Scripps Ranch.

The Planning Group and the SRCA continue to work with Alliant, KB, The Glen, the Technology Park, and the Carroll Canyon center to develop projects that are an asset to our community.

Repaving of Pomerado Road:

SDG&E has decided to resurface Pomerado Road between Avenida Magnifica and I-15. The work should be completed during November. Meanwhile, slurry seal, installation of traffic sensor loops, and restriping mostly along Stonebridge Parkway, as well as restoration of the tunnel area near I-15 should be complete.

We thank Councilmember Mark Kersey and his staff for working with us and with SDG&E to highlight this issue, and we thank SDG&E for restoring Pomerado Road.

Please check SRCA's website at www.scrippsranh.org for updates between issues of the newsletter.

Next Meetings and Member Election:

The Fall Planning Group meetings are November 1, and December 6. Winter meetings are January 3 (may be cancelled for the holidays), February 7, and March 7. At our March meeting, the community will elect 10 members to the Planning Group for two-year terms. Our Bylaws require that candidates must have attended at least two meetings of the Planning Group during the previous year. If you are interested in serving on the Scripps Ranch Planning Group, please let me know as soon as possible.

December 2018:

The Planning Group cancelled its regular meeting for November 1, 2018. The last meeting of this year will be held at 7pm on December 6 at the Library.

Issues for 2018.

This year we addressed many substantive issues in our community. Probably the most important issues involved the construction on Pomerado Road. By now, hopefully, SDG&E is completing the repaving following installation of a new electrical transmission line. Also, the California Public Utilities Commission denied a proposal for a new gas line construction in the future.

The Pure Water pipeline was reviewed, and we are continuing to work with the Water Department on construction plans during 2019 through 2021. The line will be installed from the Eastgate water treatment facility, under Miramar Road, and up to the lake. We will try to minimize disruption to Scripps Lake Dr. and to the recreation area at the reservoir.

There have also been several proposals for redevelopment of the Alliant university campus. Several development proposals have been advanced but so far, at press time, there has been no agreement for

Alliant to sell the property. The Planning Group will continue to work with various groups to provide plans which benefit the community.

The Planning Group has been working for years to expand parking at the Library. With luck, we should see progress on a new plan in 2019.

Major construction projects are underway at the Glen, Chabad campus, and at Carroll Canyon Road and I-15. The last remaining residential acreage in Scripps Ranch, the “Renzulli” property at Cypress Canyon Road, is still on the market.

The Planning Group and the SRCA continue to work with Alliant, KB homes, The Glen, the Technology Park, and the Carroll Canyon center to develop projects that are an asset to our community.

Join the Planning Group.

The Planning Group always needs personal involvement. At our March 2019 meeting, the community will elect 10 members to the Planning Group for two-year terms. Our Bylaws require that candidates must have attended at least two meetings of the Planning Group during the previous year. If you are interested in serving on the Scripps Ranch Planning Group, please let me know as soon as possible, and make sure to attend meetings.

Next Meetings and Member Election:

The winter Planning Group meetings are December 6, January 3 (may be cancelled for the holidays), February 7, and March 7 (election). Please check the Planning Group’s website at www.scrippsrancho.org/srpg for updates between issues of the newsletter.

January 2019:

The Planning Group held its regular meeting on December 6, 2018.

Maintenance Assessment Districts:

Each year the Planning Group works with the City to approve budgets for the open space and some park maintenance in the Scripps Ranch and Rancho Encantada areas. This work is funded by an assessment on your property tax bill. In Scripps Ranch, this funds tree maintenance, water for Hendrix and Evans ponds, repairs to recreation equipment and many other smaller efforts. Rancho Encantada conducts maintenance through its HOA, so the budget only covers limited work at Sycamore Canyon Park and in some open space and. We approved FY2020 budgets of \$1,830,307 for Scripps Ranch and \$184,414 for Rancho Encantada.

Repaving Pomerado Road:

At press time, SDG&E had not yet begun repaving. They gave us the following statement: We currently do not have a schedule for road restoration activities between Ave. Magnifica and the Caltrans Right of Way. The city is requiring this work to be completed during weekend hours. Given the recent weather and more rain anticipated for next Friday and Saturday, plus the pending holidays we are currently in a holding pattern. With that said, we will get it done. I apologize for all the delays and thank you and the community for your patience.

Redevelopment of Alliant University property:

The Planning Group voted to have a special meeting in January to examine various proposals. At present, KB homes has an active offer to build about 360 single-family homes. The Sisu Academy is proposing a tuition-free girls boarding school for about 350 students and staff. Also, the Glen might consider expansion of their senior housing. We hope to have several of the interested developers help educate Scripps Ranch residents about their plans. The Planning Group and the SRCA continue to work with Alliant, KB homes, The Glen, and the Sisu Academy to develop projects that are an asset to our community. Please see www.scrippsranh.org for information about when the meeting is scheduled.

Proposed Stop Signs at Stonebridge Parkway and Brookside Lane:

The City transportation department took traffic counts and evaluated sight lines, speeds and other criteria, and concluded that stop signs were not warranted. The SRCA then conducted a survey of Stonebridge residents to determine whether to pursue stop signs under the City's alternative process. About 85% of the 200+ respondents were opposed to new stop signs, so at this time we will not ask the City for further planning.

Library Parking Lot:

The City design team will discuss plans at our February meeting.

Join the Planning Group.

At our March 2019 meeting, the community will elect 10 members to the Planning Group for two-year terms. Our Bylaws require that candidates must have attended at least two meetings of the Planning Group during the previous year. If you are interested in serving on the Scripps Ranch Planning Group, please let me know as soon as possible, and make sure to attend meetings.

Next Meetings and Member Election:

The winter Planning Group meetings are January 3 (may be cancelled for the holidays), February 7, March 7 (election), and April 4, 2019. And as stated above we may have a special meeting in mid-January. Please check the Planning Group's website at www.scrippsranh.org/srpg for updates between issues of the newsletter

February 2019:

The Planning Group cancelled its regular meeting on January 3, 2019 for the holidays. We expect a busy winter and spring because several development projects are proposed.

Repaving Pomerado Road:

At press time, SDG&E postponed the start of repaving until January 18. Weather permitting, the rest of the schedule is: January 25-28: Striping, February 1-4: Markers and Thermoplastic, February 8-11: Loop Install. Remember that automatic vehicle sensing will not work until the sensing loops are installed, so the signals will use standard cycles for left turns, pedestrian signals, etc. Please be patient and extra cautious.

Redevelopment of Alliant University property:

At present, KB homes has an active offer to the Alliant Foundation to purchase the property, so we cancelled our community forum. KB plans to build several hundred single-family homes, probably including low/moderate income and senior housing. They are submitting their Initiation of a Community Plan Amendment to the city now. Initiation is the start of planning – it is not an approval

or denial of the project. This will probably go to the Planning Commission in April, so the Planning Group will address it at our March 7 meeting.

Proposed Park at Hendrix Pond:

In 2016 we included \$300,000 in our Facilities Financing Program to begin planning for improvements of 3.26 acres at Hendrix Pond/Aviary Park. Improvements may include a pocket park, children's play area, picnic areas, seating, landscaping and walking trails. Since then some residents have requested that a dog park area be included, but other residents are opposed. The Planning Group and Recreation Council will meet jointly at our February 7 meeting to address the issue overall, and appoint a subcommittee to consider design issues and make recommendations

Library Parking Lot:

The City design team has postponed discussion plans until our March meeting.

Renzulli Property:

The Phair Company is going ahead with planning for development of the Renzulli estates. The property is located between the two segments of Cypress Canyon Road. It is in the SRPG planning area, but in the Miramar Ranch North Maintenance Assessment District, so both planning groups will be working with the Phair Company. We will appoint a joint subcommittee at our February 7 meeting.

Next Meetings and Member Election:

The winter and spring Planning Group meetings are February 7, March 7 (election), April 4, May 2, and June 6, 2019. At our March 2019 meeting, the community will elect 10 members to the Planning Group for two-year terms. Our Bylaws require that citizens may vote if they have attended at least two meetings of the Planning Group during the previous year. Please check the Planning Group's website at www.scrippsranh.org/srpg for updates between issues of the newsletter.

March 2019:

The Planning Group held its regular meeting on February 7, 2019.

Repaving Pomerado Road:

At press time, SDG&E noted that the City is still reviewing the Traffic Control Plans and has yet to determine which plans will ultimately be approved. Apparently there has been some discussion about the timing of work. The planning group voted unanimously to request that the repaving work be completed over a weekend as soon as weather allows. Additional striping and loop installation would follow.

Redevelopment of Alliant University property:

KB homes has requested that the City initiate a community plan amendment to allow them to build several hundred single-family homes, probably including low/moderate income and senior housing. Initiation is the start of planning – it is not an approval or denial of the project. This will probably go to the City Planning Commission in April, so the Planning Group will address it at our March 7 meeting.

Proposed Park at Hendrix Pond:

The Parks and Recreation department will meet with the community on March 14 at 7:00pm in the Library. Since the park was initially proposed in 2016 some residents have requested that a dog park area be included, but other residents are strongly opposed.

Library Parking Lot:

The City design team will present plans at our March meeting.

Renzulli Property:

The Phair Company is going ahead with planning for development of the Renzulli estates. The property is located between the two segments of Cypress Canyon Road. The initial plan is for about 100 homes on the 57-acre property. These would include starter homes at around 2100 sq.ft. priced at \$800,000 to \$850,000; “move up” homes at around 2475 sq.ft. for \$900,000 to \$1M, and “multigenerational” homes with a second master suite downstairs for \$1M+.

Pure Water Project and Parking at Miramar Lake:

Approximately 80 existing parking spaces at the lake will be taken out of service starting this summer and continuing for about 18 months. These will be replaced with about 100 temporary parking spaces.

Transit Priority Parking:

The City’s proposed Transit Priority Parking initiative would allow developers to build apartments/condos near transit stops with no parking spaces for residents. The proposal is meant to increase the supply of affordable housing. Transit priority areas are those within ½ mile of trolley stops, transit centers, and intersections of high-frequency bus routes. Zero-parking would also apply to buildings within ½ mile of mass transit access in the I-15 northeast corridor. Most Scripps Ranch residents have to drive to get to downtown or other areas, or to transit centers to access mass transit. The proposal would reduce parking availability at all these places. The proposal passed the Planning Commission 6-0-0. It goes to City Council on March 4. The Planning Group voted to support the Community Planners Committee recommendation that this be a pilot program for five years to determine if goals are being met. We also voted to recommend that transit areas along the I-15 corridor be exempt.

Next Meetings and Member Election:

The next Planning Group meetings are March 7 (election), April 4, May 2, and June 6, 2019. At our March 2019 meeting, the community will elect 10 members to the Planning Group for two-year terms. Our Bylaws require that citizens may vote if they have attended at least two meetings of the Planning Group during the previous year. Please check the Planning Group’s website at www.scrippsranh.org/srpg for updates between issues of the newsletter.