

Miramar Ranch North Planning Committee (MRNPC)

MEETING MINUTES

Tuesday, February 6, 2014

Scripps Ranch Community Information Center

Meeting Called to Order at 7:01 pm with a quorum established.

Members Present (11 total): Lorayne Burley, Tom Meissner, Michelle Abella-Shon, Ernie Burciaga, Jan Kane, Bill Crooks, Chuck Mitchell, Dustin Steiner, Pat Wright, George Pecoraro, Lou Segreti.

Guests: Wally Wulfeck (SMRPG), Sandy Wetzel-Smith, Tiffany Vinson (City Council), Sandi W. Befrut, Janay Kruger (Sudberry Prop.), Colton Sudberry (Sudberry Prop.) Lin Schoeneben, Kerrigan Diehl.

Introductions: Committee members and guests in attendance introduced themselves.

Public Comment (Non-Agenda items):

Colton Sudberry gave an update on the Watermark project. Whole Foods Market should be signing within the next day and then they can pursue other tenants. They should have drawings by the end of this year (2014) with ground breaking the end of 2015. Possible hotel might be a 125 room Business Select Hyatt Place or a Hilton located above the retail. A possible 700 seat 45,000 square foot movie theater is planned. No bowling alley has shown interest. Would like 4 sit down restaurants and 1 breakfast café along with some quick food places. There is a retail business convention in Las Vegas in April that Colton will attend and he will know more about possible tenants by midsummer. The grading permit for the 2nd MedImpact building should be granted in spring 2014 with construction starting summer 2014.

Modifications to the Agenda: None.

COMMUNICATIONS:

1. **City Council District 5:** *Tiffany Vinson reported.* The tot lot at Lakeview Park will be closed during repairs. 4 SD police academies are being added. A hazardous material unit is planned in Mira Mesa. The study of the condition of the 5,000 miles of San Diego sidewalks will take a year. City officials held ground-breaking ceremonies in Jan 2013 for new fire station to serve the Mission Valley area. The new building will replace the current modular station with adjoining tent covering. CM Mark Kersey's 37-year-old brother passed away after succumbing to the flu. CM Kersey encourages everyone to take the flue shot. The survey of concerns for San Diego is in order of importance, streets, water, waste, sidewalks and fire stations.
2. **City of San Diego Planning Dept:** None
3. **Caltrans:** None
4. **Federal/State/County:** None
5. **Scripps Miramar Ranch Planning Group:** *Wally Wulfeck reported.* MRNPC members are invited to attend their meeting on February 6, 2014 at 7 at the Library. At the meeting their action items include the MAD budget, possible stop sign at Fairbrook Road and Rue Fontenay, the Verizon Wireless Facility in Beeler Canyon, and the Miramar Ranch Elementary school sign. March elections will also be discussed.
6. **Scripps Ranch Civic Association:** *Tom Messiner and Ernie Burciaga reported.* The SRCA fundraising drive starts this month. All are encouraged to donate. The February meeting of the SRCA will be held in the Scripps Ranch Community Information Center due to the library being a polling place for the special mayoral election.

PRESENTATIONS/ DISCUSSION/ ACTION ITEMS:

- 1. Verizon Wireless – Beeler Canyon:** *Kerrigan Diehl presented.* Ms. Diehl requested approval to add an emergency generator to an existing Verizon Wireless Communication Facility located at 16688 Stonebridge Parkway in the Rancho Encantada Community Planning area. The emergency generator will be within the water tank compound in a structure designed to match the existing on site building. The project requires an amendment to the previous PDP No. 699784, SDP No. 699783 and NUP No. 650018. Move to approve by Dustin Steiner with a second by Chuck Mitchell, passed. **Motion carries by a vote of 11 – 0.**
- 2. AT & T Wireless – Sycamore Estates:** Rescheduled for March 2014 agenda.
- 3. Community Center Name Approval:** *Lorayne Burley presented.* The MRNPC was asked by the SR Park & Recreation Council to recommend approval of the official name change of the *Scripps Ranch Community Information Center* to the *Scripps Ranch Civic Association Community Center*. The community center is currently managed and operated by the SRCA and is a major milestone in SR history. A copy of a letter from Council Member Mark Kersey, in support of the name change, is posted on the MRNPC webpage for your review. Also posted is a letter from SRCA President, Bob Ilko, requesting said name change. A motion was made by Dustin Steiner with a second by Chuck Mitchell to recommend this name change, passed. **Motion carries by a vote of 8-2-1.** (For: Crooks, Burciaga, Pecoraro, Mitchell, Segreti, Steiner, Burley, Wright; Against: Kane, Abella-Shon; Abstentions: Meissner) Next, approvals from the SRPRC followed by the City of San Diego Park & Recreation Council will be sought.
- 4. Upcoming elections in March for members and In May for officers:** *Crooks and Burley presented.* Both discussed policy and plans for elections. No new candidates are pending for the March election. Three current members, Mitchell, Wright, Defelippi, are up for re-election. The MRNPC Secretary position is currently vacant (Todd resigned from MRNPC Dec 2013).

CONSENT AGENDA

- 1. November 5, 2013 and December 3, 2013 Minutes** – Both Approved.

COMMITTEE REPORTS:

- 1. Chair's Report:** Circulated by email.
- 2. MAD/LMD:** Jan Kane handed out copies of a Frequently Asked Questions (FAQ) document created for the MRN-MAD ballot measure that was taken in 2002. This is a good reference for all things MAD. Said document attached.
- 3. New Projects & Transportation:** No report.
- 4. Public Facilities & Financing:** No report.
- 5. Schools:** No report.
- 6. YMCA, Open Space, Parks & Recreation:** No report.
- 7. Round Table:** No report.

Other Business: None.

Adjourned at 8:15pm. Next regular meeting is scheduled for Tuesday March 4, 2014.

City of San Diego

Miramar Ranch North (Scripps Ranch Villages) Maintenance Assessment District

What is the issue?

Property owners in your area are being asked to vote whether or not to increase Maintenance Assessment District (MAD) assessments. The proposed assessments for one Equivalent Benefit Unit (EBU) are as follows:
Current: \$127.34/year (\$10.61/month)
Proposed FY2003: \$229.81/year (\$19.15/month)
Future Years: Maximum of \$279.33/year (\$23.28/month)

What happens if the assessment increase in Miramar Ranch North (SRV) MAD is not approved?

Maintenance will be reduced effective July 1, 2003 to stay within available funding. The main focus of the MAD will be safety (keeping hazards off sidewalks and roadways), maintaining erosion control on slopes, and preserving health of trees. The following will occur:

- Brown out throughout the flat areas of the district.
- Loss of groundcover and possibly loss of some shrubs.
- At least a 60% reduction in sweeping sidewalks, curbs, gutters and landscaped medians.
- Reduced litter pick-up and weed control in parks, medians, slopes and rights-of-way.

Why the increase?

The increase will allow continuation of the current level of service. Several factors contribute to the need to raise the assessments: inflation, water and power increases, and changing standards of maintenance. A ballot initiative a couple of years ago altered the way assessments are calculated and the amount of funds held in reserve.

The main reason for the significant increase in the Miramar Ranch North (SRV) MAD is that the City underestimated the buildout costs to maintain the large amount of open space, pocket parks, and street medians in this developing area. As homes are sold, additional landscaped areas are added to the MAD, but the cost of maintaining the landscaping is not well defined until the actual planting and irrigation systems are turned over to the MAD to be maintained. The maintenance cost of these areas are paid for by the developer for the first two years, then turned over to the MAD.

The Miramar Ranch North (SRV) MAD will become responsible for approximately double the acreage of medians, right-of-way, slopes adjacent to the rights of way, open space and sidewalks/curbs/ gutters, compared to what the District was responsible for at the time of the last ballot in FY1998. Also, maintenance of a public restroom at Miramar Overlook Park is being added to the MAD. Construction of the restroom will begin in 2002 and be paid from the Scripps Ranch Village and County Settlement Fund.

What is a Maintenance Assessment District?

A MAD is formed to pay for maintenance of public

- About 6.7 acres of landscaped rights-of-way adjacent to approximately 6.15 miles of roadways.
- About 27.00 acres of landscaped slopes adjacent to the landscaped rights-of-way.
- About 49,050 linear feet of gutters and 3.9 acres of sidewalks and curbs along approximately 6.85 miles of roadways.
- 231 acres of open space.
- 7.8 acres of "interpretive / pocket" parks in 5 park site locations.

In FY 2002 thru FY2004, the MAD will take over from the developers maintenance of all the assets. The proposed increase in the Miramar Ranch North (SRV) MAD assessments will be used to maintain the buildout improvements of:

- About 2.00 acres of landscaped medians and 1.60 acres of paved medians along approximately 6.45 miles of Scripps Poway Parkway and Scripps Ranch Blvd.
- About 19.30 acres of landscaped rights-of-way adjacent to approximately 10.6 miles of roadways.
- About 74.30 acres of landscaped slopes adjacent to the landscaped rights-of-way .
- About 105,000 linear feet of gutters and 7.1 acres of sidewalks and curbs along approximately 17.6 miles of roadways.
- About 523.3 acres of open space.
- About 7.8 acres of "interpretive / pocket" parks in 5 park site locations.
- One restroom at Miramar Overlook Park.

Will the assessments increase in the future?

The only potential increase beyond the "Proposed Maximum Assessment" presented on the ballot may be the San Diego Consumer Price Index-Urban Consumers. For example, the current SDCPI-U is 3.6%.

What are Equivalent Benefit Units (EBUs)?

EBUs are a way to equitably distribute the District's costs among the property owners. They are assigned by an independent Assessment Engineer. The benefits are determined as a function of two factors: Land Use and Benefit. In Miramar Ranch North (SRV) MAD, a single family detached residence is 1.0 EBU, and an attached residence is 0.7 EBU.

How does the City determine if the increased assessment is to be levied?

This assessment will be levied if, when balloting is complete, a majority of ballots submitted, weighted by assessment amount, vote in favor of the proposed levy of assessment. If a majority of ballots submitted do not support the assessment, the assessment cannot be levied.

How does the ballot process work?

Only property owners are allowed to submit a ballot. The ballots are sent to the property owners of record on the latest published tax roll in the County Assessor's office.

improvements which are above and beyond what the City of San Diego pays from City revenues. Developers who built Miramar Ranch North (SRV) were given permission by the City of San Diego to install certain improvements, on condition that the property owners in the community pay to maintain these improvements.

What exactly does the MAD pay for?

In Miramar Ranch North (SRV), the **current** assessment is sufficient to pay for the assets which were maintained by the MAD in FY1998:

- About 1.00 acre of landscaped median and 0.79 acre of paved medians along approximately 3.35 miles of Scripps Poway Parkway.

latest equalized tax roll in the County Assessor's office. The ballot must be returned to the City Clerk by the date of the Final Hearing. City Council will close the hearing on that date. The ballots are kept in the returned sealed envelopes until this hearing is closed. The City Clerk then opens the ballots and returns to City Council with tabulated results of the ballots, usually at the next City Council meeting.