

Scripps Ranch Planning Group

MEETING AGENDA

Thursday, March 1, 2007 at 7:00 p.m.

Scripps Ranch Community Library - Community Room
10301 Scripps Lake Drive, San Diego, CA 92131
(858) 538-8158

From Hwy 15 exit Mira Mesa Blvd (east), turn right on Scripps Ranch Blvd, turn left on Scripps Lake Drive, Library on right side approximately 0.25 miles - parking provided but may be limited)

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|--|------|
| I. Welcome! | 7:00 |
| a. Call to order | |
| b. Roll Call | |
| c. Modifications to Agenda | |
| II. Public Comment | 7:05 |
| III. Approval of Minutes | 7:10 |
| IV. Announcements | 7:15 |
| a. Councilman Brian Maienschein (Christine Millay) | |
| b. Miramar Ranch North Planning Committee (Dave Berry, Chair) | |
| c. City of San Diego Staff (Dan Monroe / Angela Abeyta) | |
| - Noise, Conservation & Historic Elements (www.sandiego.gov) | |
| V. Chairperson's Report | 7:20 |
| a. Middle School Relocation update | |
| - Pomerado Road Lane Closures | |
| - Construction Completion | |
| - School Bus Program | |
| b. Pomerado/Miramar Bridge update | |
| c. I-15 Direct Access Ramp update | |
| d. V-Calm sing update re Semillon | |
| e. StoneBridge Estates Traffic Study update | |
| f. SRPG Executive Elections 04/07 | |
| VI. Presentations, Discussion, Liaison, Reports, and/or Action Items | |
| a. SRPG Elections 2007-2009 (10 seats available) | |
| b. SRHS Soccer Field turf presentation (M. Sorensen, SRRC) | 7:35 |
| b. Scripps Cypress Pointe (Renzulli) presentation (B. Peterson, JSM) | 7:50 |
| c. Scripps Ranch Blvd./Mira Mesa Blvd. Median Project Update | 8:15 |
| d. Chabad Substantial Conformance Review update (J. Omsberg) | 8:40 |
| e. SR PFFP Update (G/ Boerner) | 8:45 |
| f. D.R. Horton Wisteria Project update | 8:50 |
| g. Sierra Academy of San Diego CUP extension update | 8:55 |
| h. Sprint – Alliant University Ministerial Application update | 9:00 |
| i. Sprint – Angelique update (J. Omsberg) | 9:05 |
| j. MCAS Miramar update (J. Paterniti) | 9:15 |
| k. CPC (T Silverstein) | 9:20 |
| VII. Adjournment | 9:24 |



THE CITY OF SAN DIEGO

DATE OF NOTICE: February 26, 2007

COURTESY NOTICE OF MINISTERIAL APPLICATION

DEVELOPMENT SERVICES DEPARTMENT

An application for a wireless communication facility has been filed with the City of San Diego. The property is located at 10455 Pomerado Rd. (Alliant University), in the RS-1-8 zone. The project will consist of replacing an existing 50' tall monopole with a new 50' tall faux tree. The facility will accommodate antennas for both Sprint and Verizon.

PROJECT NUMBER:	122161
PROJECT NAME:	<u>SPRINT – ALLIANT UNIVERSITY</u>
CONTACT NAME:	DEEAH RILEY
COMMUNITY PLAN AREA:	SCRIPPS MIRAMAR RANCH
CITY PROJECT MANAGER:	Alexander Hempton
MANAGER PHONE NUMBER:	(619) 446-5349

In accordance with Council Policy 600-43, this notice is being provided exclusively to the Scripps Miramar Ranch Planning Group as a courtesy. The application is a ministerial action that may be approved or denied by the Project Manager listed above, pursuant to Section 141.0405 of the Land Development Code. A public hearing will not be held and no appeals may be filed.

If you have any questions regarding this application after reviewing this information, you can call the City of San Diego Project Manager listed above.

This information will be made available in alternative formats upon request.

Job Order No. 42-6405



San Diego Unified School District Fact Sheet

Scripps Ranch Renewable Energy Education Center

San Diego Unified School District (SDUSD) is serving as lead agency in developing the proposed Scripps Ranch Renewable Energy Education Center. As envisioned, the Center will minimize the school district's energy costs and serve as an unprecedented educational resource for emerging renewable technologies.

As proposed, the Center would be an outdoor, hands-on experience featuring:

- Interactive, educational exhibits of renewable energy technologies
- Hydrogen Learning Lab and dispensing station
- In-vessel composter to produce both methane and hydrogen
- Vertical axis wind turbines
- Xeriscapic gardens irrigated with reclaimed water
- Weather station illustrating water conservation practices
- Picnic tables to allow community interaction
- Mobile education vehicle

About the proposed Hydrogen Learning Lab/Dispensing Station

At the cornerstone of the project is a publicly accessible learning lab that would dispense hydrogen generated by renewable technologies. As proposed, hydrogen fuel would be electrolyzed using a photovoltaic array located at the adjacent Thurgood Marshall Middle School, as well as by an in-vessel composter.

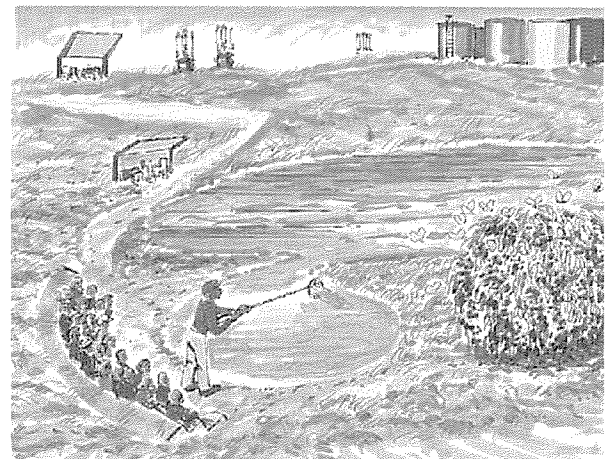
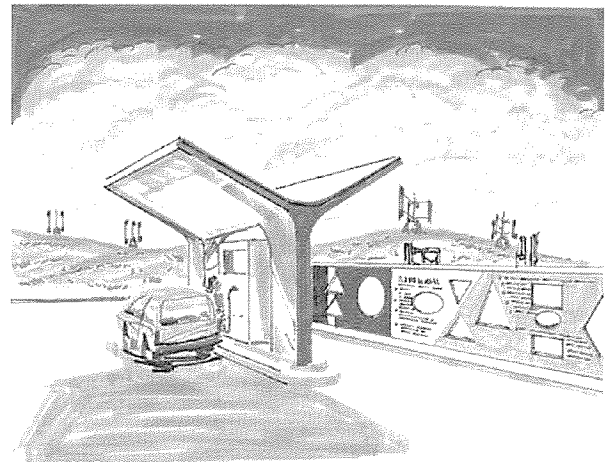
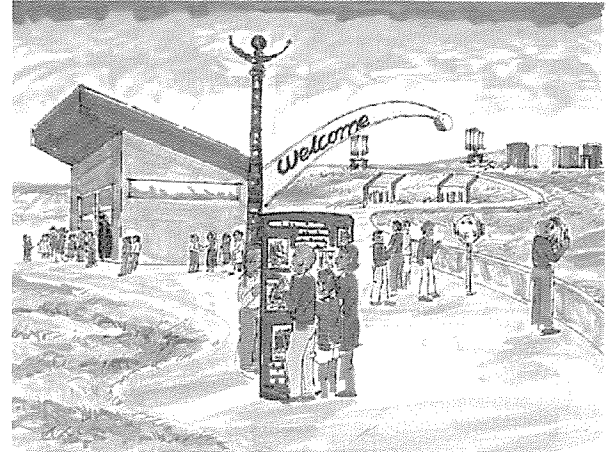
The hydrogen dispensing station would be publicly accessible. At this time, only two hydrogen cars exist in the San Diego region. Therefore, traffic will be minimal.

School District's Role

SDUSD has extensive experience in implementing energy-related renewable projects, and staff expertise in grant writing, project administration, building construction, and management of multi-partnership projects. Numerous other agencies have expressed interest in partnering with the school district on the proposed project, including three agencies that own property adjacent to school district property: Alliant International University, University of California San Diego, Miramar College and the U.S. Navy.

Questions

For more information contact J. Naish, energy/utility management coordinator, at 858-627-7217 or jnaish@sandi.net.



Contact Information: Energy/Utility Management: (858) 627-7217

www.sandi.net/energy
Revised 01/04/07

Scripps Ranch Renewable Energy Education Center

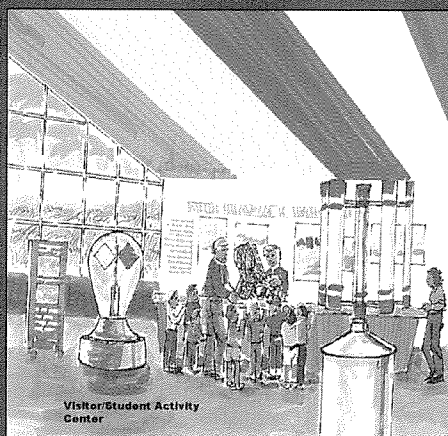


**SAN DIEGO UNIFIED SCHOOL DISTRICT
BECOMING AMERICA'S BEST**

Mission

To develop the best, most innovative educational facility for renewable energy in the nation

SDUSD has a long-standing commitment to provide excellence in energy education to San Diego students

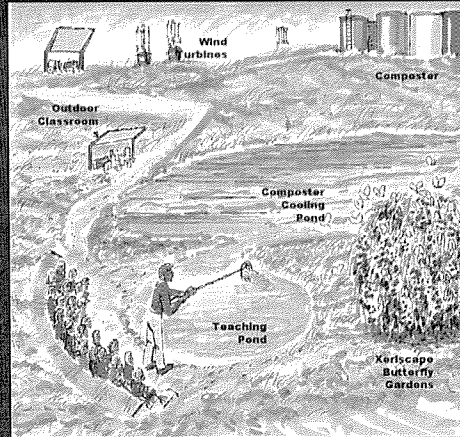


Visitor/Student Activity Center

Scripps Ranch Renewable Energy Education Center
...EDUCATION LIKE NO OTHER!

Unique Educational Opportunities

- Field trips for K-12
- Hands-on interaction
- Opportunities to explore energy careers
- ROP/community college opportunities
- Higher education research and development
- Family outdoor experience
- Community seminars
- Blending learning opportunities

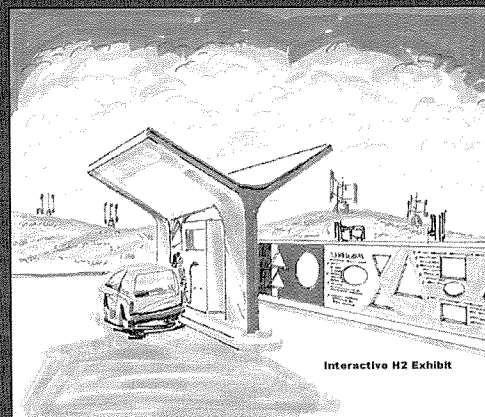


Scripps Ranch Renewable Energy Education Center
...EDUCATION LIKE NO OTHER!

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Technological Opportunities

- Hydrogen Learning Lab
- Visitor/Student Center
- Photovoltaics
- Stationary Fuel Cells (B100/H2)
- Wind Turbines
- Outdoor Classrooms
- Xeriscape Gardens
- Hydrogen Bus
- Composting
- Weather Station
- Flexcar
- Carbon dioxide to hydrogen with photovoltaic (solar)
- Bio Diesel
- Community Seminars
- Sustainable Food Production

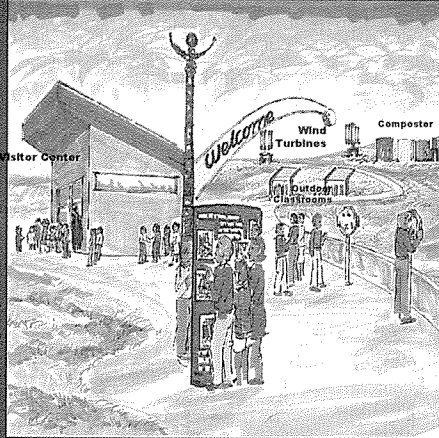


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SDUSD Role/Qualifications

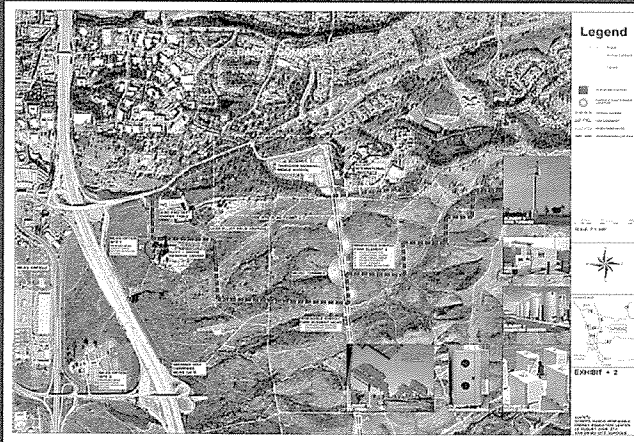
- **Role**
 - Coordination
 - Oversight
- **Qualifications**
 - 12 Years of leadership in energy industry
 - Credibility and trust with potential partners
 - Expertise in grant-writing
 - Six years of experience working with adjoining land owners
 - Management of multi-partnership projects such as the private partnership photovoltaic lease agreement
 - Established relationship with several SDUSD teachers and the SDUSD Science Department to develop curricula



Scripps Ranch Renewable Energy Education Center
 ...EDUCATION LIKE NO OTHER!

Potential Participants

- UCSD
- Alliant International University
- SDG&E
- SDSU
- CA Air Resources Board
- Air Products
- Cal Tech
- San Diego Regional Energy Office
- NAKEO (wind energy)
- On-Site Power Systems
- UC Irvine
- US Navy
- City of San Diego
- County Water Authority
- Scripps Institute
- Miramar College (ATTE)
- 3rd Rock Systems
- Flexcar
- CA Energy Commission
- Solarec



Map of Proposed Center Location

Scripps Ranch Renewable Energy Education Center
 ...EDUCATION LIKE NO OTHER!

Facts of Hydrogen Safety

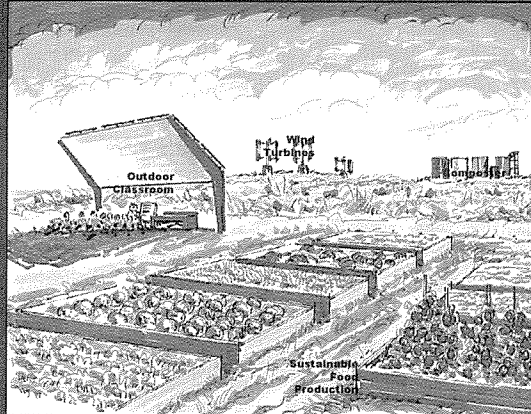
- Rises and disperses quickly
- Combustion cannot occur in a tank that contains only hydrogen
- Burns very quickly
- Low radiant heat – risk of secondary fires is lower
- Does not contaminate groundwater or contribute to atmospheric or water pollution

Safety Measures of Hydrogen Learning Lab

- Exceeds code requirements
- Proactive leak detection in addition to fixed leak detectors
- Leak detection shutdowns
- Remote automatic shutoff valves
- Redundant shutoff valves
- Routine inspection and maintenance
- Dispenser Safety
- Hoses exceed burst pressure requirements

Funding Sources

- State and federal funding
- In-kind contributions from partners
 - Land
 - Staffing
 - Access
- Private-sector funding for demonstration projects
- Funding through strategic partnerships
 - Miramar College
 - Dept. of Defense/Dept. of Energy/California Energy Commission



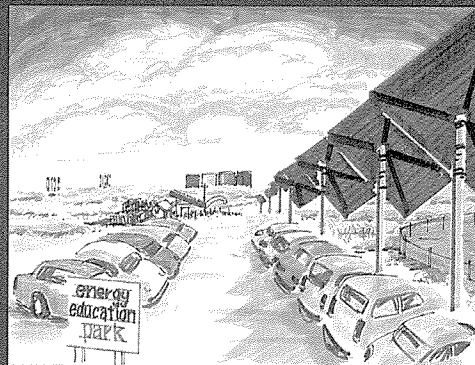
Illustrations
by Dick
Weiss

Scripps Ranch Renewable Energy Education Center
...EDUCATION LIKE NO OTHER!

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Where do we go from here?

- Develop partnership agreements
- Secure additional grants
- Develop demonstration project
- Continue ongoing communications with stakeholders
- Implement full vision by 2012



Scripps Ranch Renewable Energy Education Center
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Contacts

- **Bill Dos Santos, Director of Maintenance & Operations**
 - (858) 627-7121
 - Email: bdossantos@sandi.net
- **J William Naish, SDUSD Energy Utility Coordinator**
 - (858) 627-7217
 - Email: jnaish@sandi.net
- **Andrea Eaton, SDUSD Recycling Specialist**
 - (858) 627-7376
 - Email: acalbow@sandi.net
- **Cynthia Reed-Porter, Communications Liaison**
 - (858) 637-3607
 - E-mail: creed-porter@sandi.net

Scripps Ranch Planning Group

DRAFT MEETING MINUTES

Thursday, February 1, 2007 at 7:00 p.m.

Scripps Ranch Community Library – Community Room

10301 Scripps Lake Drive, San Diego, CA 92131

(858) 538-8158

I. Welcome!

a. Call to order by B. Ilko at 7:10

b. Roll Call – Present: Linda Scott, Marvin Miles, Mike Asaro, Michael Page, Bob Petering, Mark Brody, Jim Paterniti, John Lyons, Gordon Boerner, Julie Ellis, Marina Scragovicz, and Natalia Rissolo.

Excused Absence: John Gardner

Absent: Jim Omsberg; Craig Jones; Peter Wulff

Resigned: Larry Sweet

c. Modification of Agenda – Sunrise Powerlink Alternatives through Scripps Ranch. Public comment due February 24, 2007.

II. Public Comment - None

III. Announcements

a. Mayor Jerry Sanders (Representative TBA). Not Present.

b. Councilman Brian Maienschein (Christine Millay)

i. Marshall Middle School Joint Use Agreement going before the City Council next Tuesday, February 6, 2007.

ii. The 1472 Initiation for the Scripps Ranch Boulevard Median Project only needs Bill Anderson's signature before it is ready to go.

iii. CBM's office will pay for three ladder striped crosswalks at Jerabek Elementary School. These will be the same as the one that CBM recently had installed at Miramar Ranch.

iv. The V-Calm Traffic Device approved for Semillon is on back-order and will be installed in approximately 6 weeks.

c. Miramar Ranch North Planning Committee (Dave Berry, Chair) Not Present

d. City of San Diego (Dan Monroe)

i. Sudbury Property – Proposal to amend the Miramar Ranch North Community Plan to allow mixed-use will go before the Planning Commission for initiation of Community Plan Amendment.

ii. The Wisteria Project was continued to February 27, 2007.

IV. Chairperson's Report

a. Pomerado Road Detour – The tie-ins for the water lines in Pomerado Road at Avenue of Nations will necessitate the closure of one lane of Pomerado Road for up to 5 weeks. Initially the District proposed flagmen to direct one direction of traffic at a time. Once the SRPG and District management were made aware of this they immediately determined that it was unacceptable and solutions were explored. The result was the use of two detour routes (one eastbound – one westbound) and ample signage allowing motorists to seek alternative routes. Construction will be from 8:30 a.m. to 3:30 p.m., Monday through Friday.

- b. The Marshall Middle School Theatre construction is proceeding on schedule.
- c. There are two options for bus service to Marshall Middle School. The first is for parents to contract with a private bus firm. The second is for the School District to serve as the conduit for any contracts. There will be a meeting February 8, 2007 at the SDUSD to discuss this issue.
- d. Miramar Road/Pomerado Road flow-through lane. Caltrans engineers took a photograph at 7:45 a.m. one morning, when traffic was light, and determined that traffic conditions were just fine at that location and that no changes were necessary. The SRPG has been investigating two through-lanes that would lead to the southbound I-15 onramp. The bicycle lane must be preserved and there must be a barrier between Miramar Road traffic and I-15 onramp traffic.
- e. DAR Update – There have been three recent meeting with Caltrans to discuss the direct access lanes to the carpool lanes in I-15. The Mira Mesa Community Planning Group is reconsidering their previous opposition to a Bus Rapid Transit Station in Mira Mesa at Hillary Street. SRPG is still pushing for access to Willowcreek or some other location within the Scripps Ranch Business Park so that Scripps Ranch Residents may also gain access to the carpool lanes.
- f. Mira Mesa Boulevard Median Project – The Mira Mesa Boulevard Median project was in final review at the City when it was discovered that the bicycle lanes had been left out of the plan. The San Diego Bicycle Coalition noted that Mira Mesa Boulevard is a prime east/west bicycle route that connects to the I-15 corridor bicycle route. The median project is now consistent with the City’s street design criteria. The redesign will cost several months of time, but should reduce construction costs by approximately \$30,000. This is because 5 feet were deleted from a portion of the median to make room for a bike lane. There was much discussion of bicycle traffic flow dynamics and the best location for the lanes. It was ultimately concluded that the project, as proposed, is the best design and it should be supported for rapid approval and construction.
- g. Renzulli - Cypress Point LLC Community Plan Amendment update – Project is going to the Park and Recreation Council on February 8, 2007 to discuss park design. This will be a 7:00 meeting at the S.R. Recreation Center.
- h. D.R. Horton Wisteria Project update – no update.
- i. Sierra Academy – Nothing to report. Jim Omsberg is keeping track of this project.
- j. Brown Act Community Planning Group Training Program – Bob Ilko attended the Brown Act training provided by the City and is diligently making certain that all SRPG correspondence, including meeting notices, are public and are noticed in accordance with City Guidelines. In addition, all meetings are held in an ADA-accessible location, such as the community room of the Scripps Ranch Library.
- k. Scripps Ranch Hydrogen Station – The SDUSD is proceeding with plans for a hydrogen filling station adjacent to the new Marshall Middle School. AIU is no longer participating, but UCSD is very much involved.
- l. Opus West – Bob Ilko discussed fair-share contributions for traffic improvements.
- m. Sunrise Powerlink – There are three alternative alignments through Scripps Ranch. The preferred alignment is along the existing power corridor that parallels Scripps Poway Parkway and would involve the replacement of the existing towers with larger towers that would hold the existing power lines plus the new Sunrise Powerlink power lines. The other two alignments are on the south side of Scripps Ranch, on the Marine Base. The two southern alternatives would be underground. The deadline for public comments is February 24, 2007.
- n. MCAS Miramar update (J. Paterniti): No update.

- o. Scripps Ranch Court Bridge to High School – Mike Page and Bob Ilko discussed possible bridge to high school over drainage between Scripps Ranch Court and SRHS. The span would be about 230 feet. Bob Ilko investigated UCSD Engineering College Competition. Bob also approached Simon Wong, of Simon Wong Engineering to see if he would be able to help. Caltrans’ Safe Route to School Program may also be a source of funding. Michael Baksh indicated that Scripps Ranch Community Settlement Funds may be available to assist with the project.

V. Presentations, Discussion, Liaison, Reports, and/or Action Items

a. Chabad – Mark Steel, Ron Buckley, and others presented the latest Chabad master plan for expansion of the existing school and the addition of 280 rental units for students and their families. There will not be any age restriction on the housing and it will be available for faculty members and students. Rental to non-students would not be consistent with the CUP and would not be allowed/possible. The same is true with condo conversions – they would not be allowed under the CUP or the Institutional land use designation for the campus. Students will include “life-long-learners”, most of whom will be of retirement age. A history of the USIU/AIU/Chabad campus was provided as well as a history of the development of the Chabad campus and plans for expansion. While the preschool required a separate Conditional Use Permit (CUP), the City has determined that the current expansion need only be found to be in substantial conformance with the USIU CUP. Chabad has a cap of 800 full time equivalent (FTE) students. That will not change. The residential buildings are proposed at 1, 2, 3, and 4 stories. A soccer field, parking lot, gymnasium, preschool, high school, and college buildings are proposed. The entire development will be phased and will cover 15 percent of the property upon buildout, the maximum coverage allowed under the CUP. No CEQA review is necessary. Chabad is, however, preparing a traffic study to determine if the Chabad driveway/Pomerado Road intersection is adequate to handle the projected increase in traffic. The project will go before the Planning Commission for a Substantial Conformance review. A modified Plot Plan and Landscape Plan will be required. Alliant University does not have any objections to the proposal as long as it is consistent with the CUP. Residents from Crown Pointe were in attendance and for the most part seemed to agree that their concerns had been addressed by the shift of most development towards Pomerado Road and the Chabad driveway. One resident expressed concern with the size of the buildings near the Crown Pointe homes and wanted more information regarding what they would look like and how visible they would be from backyards on the hill above the project. There will not be an outdoor amphitheatre. A suggestion was made for sidewalks along the driveway to accommodate foot traffic to and from the campus. Mark Steel agreed that there should be sidewalks and said that they would be added to future plans. A question was asked regarding joint use of the soccer field. The Rabbi stated that they didn’t want to cause traffic or other issues with the neighbors, but that in general Chabad would be happy to consider proposals for joint use of the field and would welcome the community to visit the campus.

VII. Adjournment 9:45 p.m.