

MIRAMAR RANCH NORTH PLANNING COMMITTEE (MRNPC)

MEETING AGENDA

Tuesday, Sept 1, 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. Verizon Wireless Blue Cypress /Project #417873 – *Kerrigan Diehl* (Action Item – 40 min.)
 2. SANDAG Integrated Corridor Mgt Project Update – *Alex Estrella* (Information Item – 10 min.)
- 8:10 p.m. Consent Agenda**
1. Approval of minutes – minutes of the following meetings will be approved by unanimous consent unless pulled for discussion: **August 4, 2015**
- 8:15 p.m. Committee Reports**
1. Chair Report – Sept 2015 report posted online.
 2. Community Planners Committee (CPC) – *Michelle Abella-Shon*
 3. Maintenance Assessment District (MAD) – GMM Sept 2015 report posted online.
 4. Public Facilities Financing Plan (PFFP) – *Michelle Abella-Shon*
 5. YMCA, Open Space, Parks & Recreation – No reports/updates.
 6. Round Table
- 8:30 p.m. Adjournment**

**The next MRNPC meeting is scheduled for Tuesday, November 3rd
The October 2015 MRNPC meeting is cancelled.**

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 or MRNPC’s assigned Community Planner, Tony Kempton at KemptonT@sandiego.gov. The MRNPC maintains a webpage, with updated news and information, at www.scrippsranch.org/mrnpc.

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

MRNPC Chair's Report for September 2015

On the agenda this month we have:

(#1) Verizon Wireless Blue Cypress/Project #417873 – (Action item)

This item is a continuation from the August 2015 agenda. The City has requested an advisory recommendation on a Conditional Use Permit (CUP), process 3, for a Wireless Communication Facility (WCF), at 11640 Spring Canyon Road (Fire Station #37), consisting of concealed tower antennas and an above ground equipment enclosure. The concealed antennas will be enclosed in the fire station tower/copula and equipment enclosure would be located on the northwest corner of Fire Station #37 property. Supporting documents and drawings are posted on the MRNPC webpage at:

<https://www.scrippsranh.org/committees/advisory-committees/mrnpc.html>

(#2) SANDAG Integrated Corridor Management Project Update – (Information item)

Alex Estrella, SANDAG Community Outreach Coordinator, will present.

SANDAG (San Diego Association of Governments) will provide a brief presentation on the Integrated Corridor Management (ICM) Project and possible impacts/detours on surface streets in the vicinity of the Scripps Poway Parkway & I-15 freeway. SANDAG ICM project info can be found at:

<http://www.sandag.org/index.asp?projectid=429&fuseaction=projects.detail>

On the Consent Agenda:

1. Approval of August 4, 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. Current estimate for start of construction on the MedImpact office building and parking structure construction to start is to be determined (TBD). Watermark construction is TBD. Recent query has suggested that project plans may be changed. Any changes to the plan will be presented to the CPG for review.

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. Michelle Abella-Shon is the designated city vendor for MRNPC.

(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>

Sept 28th => Development Services Department "What to Know When Reviewing Projects/ Public Projects"

Oct 29th => Code Enforcement Division of Development Services Department Training

(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)

September 2015 report distributed and posted on the webpage.

November MAD budget ad hoc subcommittee meeting dates if needed: Wed 11/11, Tues 11/17, Thurs 11/19 – at 6:30 or 7:00pm.

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

No updates on this project.

5. Community Planners Committee (CPC) News

The CPC was DARK for the month of August. Next CPC meeting is scheduled for Tuesday, September 22nd. At this meeting, the CPC is scheduled to consider the STVR (Short Term Vacation Rental) draft with the presentation led by CM Lorie Zapf (or her representative). The draft is posted on the MRNPC webpage along with supplemental information received or selected for reference.

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

No update. Pending Environmental Impact Report (EIR).

7. YMCA

Thank you for your community service!

Lorayne Burley

Email: 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)

Miramar Ranch North Planning Committee (MRNPC) Meeting Minutes

Tuesday, August 4, 2015

Scripps Ranch Civic Association Community Center

<http://www.scrippsranch.org/committees/advisory-committees/mrnpc.html>

Meeting called to order at 7:05 pm with a quorum of 8 seated members.

Members present (8 present; 13 seated): Lorayne Burley (Chair), Tom Meissner, Jan Kane, Lou Segreti, Pat Wright, Michelle Defilippi, Bill Crooks, Chuck Mitchell.

Guests: Wally Wulfeck (Chair, SMRPG), Mara Elliott (Candidate SD City Attorney), John Frabl (Boy Scout Troop (BST) 616), Linda Frabl, Matthew Cederquist (BST 616), Jonathon Cederquist, Eric Jorgeson (BST 616), Cameron James (BST 616), Carter Hass (BST 616), Patricia Crooks (resident Mandrake Ct), Livia Prunty (resident Mandrake Ct), Craig Mohns (resident Mandrake Ct), Don Denis (resident Mandrake Pt)

Introductions: Committee members introduced themselves.

Public Comment (non-agenda items): Ms. Mara Elliott, a SR resident, introduced herself as a candidate for San Diego City Attorney. Currently, Ms. Elliott is a Chief Deputy City Attorney.

Information regarding Ms. Elliott candidacy can be found at: <http://www.maraelliott.com/>

Modifications to the agenda: Alex Vivona, CM Kersey City Council Rep, is participating in National Night Out so will arrive later in the meeting to provide his report.

Agenda approved as presented by vote: 8-0-0 (Mitchell, Meissner)

COMMUNICATIONS:

1. **City Council:** Report provided later in meeting.
2. **State/Federal/County/Caltrans/City of SD Planning Dept:** No Report.
3. **Scripps Miramar Ranch Planning Group (SMRPG):** Wally Wulfeck reported. CPC news: City reported to committee on fire stations (FS); secondary SR FS-37A moved to #5 on project list; solar projects on City land and car sharing program. June 2015 SMR meetings news: Chabad Campus plan and grading permits; Stonebridge traffic calming, stop-signs on Stonebridge Parkway. August meeting news: Stonebridge Parkway traffic issues; Update on bylaws, adding Rancho Encantada to the SMR planning group, can be a boundary change.
4. **Scripps Ranch Civic Association (SRCA):** No Report.

INFORMATION /ACTION ITEMS:

1. **SANDAG Integrated Corridor Management Project Update (Information item):** moved to September 2015 agenda.
2. **Verizon Wireless Blue Cypress/Project #417873 (Action item):** Kerrigan Diehl presented. Currently has equipment at MRN water tank. Has determined a need to expand coverage for the Verizon wireless service. Best location determined to be at Fire Station 37 site. Plans for faux mono eucalyptus antenna tree. Initially planned for faux mono pine antenna tree. Changed per input from MRN MAD grounds maintenance manager.

Patricia Crooks, MRN resident on Mandrake Point, spoke about project plans and site location. Stated that new antenna would be dead center of her backyard view. Asked about considering alternative WCF locations. Alternative WCF location suggestions included: nearby pocket park along Spring Canyon Road, east side of on Blue Cypress Drive & Spring Canyon Road, or concealment on fire station building tower. Discussion of installation of antenna in FS building tower (or copula) ensued. **Don Denis**, MRN resident on Mandrake Point, shared that he didn't like cell antenna nearby homes. Concerned about safety and RF issues. **MRN Chair** shared that health/RF issues are outside of the scope of the CPG consideration and are under the guidelines of the FCC. (Note: The Federal Communication Commission (FCC) regulates safety related to cell phones and antenna facilities. The

city, and thus community planning groups, is not permitted to evaluate applications based on health-related concerns due to regulations in the Telecommunication Act of 1996.)

Kerrigan Diehl shared that Verizon Wireless wants to work together with the community to develop suitable solutions. Suggested that WCF plans include change of antenna type/location to a concealed tower approach with the equipment enclosure at the current site.

Livia Prunty and Craig Mohns, MRN residents on Mandrake Point, also spoke about WCF site location choice and desire to relocate the antenna location. **Ms. Diehl** shared that the coverage maps and testing selected the FS location as the best choice for the Verizon WCF application.

A motion was made by Meissner, with a second by Wright, to recommend Verizon Wireless revise the WCF permit application to use a concealed antenna in the fire station tower with the above ground equipment enclosure, and revisit the committee in September. Motion passed by vote of 8-0-0.

3. MAD Update (Information item): Chair presented.

The MAD continues to work toward increasing the use of drought tolerant plants and materials in the landscaping. Many renovations are still in progress. The MAD monthly reports posted online on the MRN webpage and shared in SRCA e-media. Topics of interest include: (1) Recent request for replacement of concrete fence rails in MRN open space by MRN resident. A PO has been submitted for \$2,500 to South Bay Fence for repairs or replacement of cement fences; (2) Status of MRN Developer Fund Agreement designations. Need to find a new contractor to build the gazebo/shade structure; (3) Working on a couple of funding proposals for additional improvements at Dry Creek Fire Retardant Garden; (4) Several varieties of butterflies have been observed at the Butterfly Park.

CONSENT AGENDA:

1. **June 2, 2015 minutes** – approved.

COMMUNICATIONS revisited:

1. **City Council District 5:** Alex Vivona reported.

Apologized for arriving late to meeting, attended several National Night Out neighborhood parties in the SR community this evening. CM Kersey's office is leading the repaving of 1,000 miles of San Diego streets over the next five years. In an effort to crack down on neighborhood speeding, CM Kersey and SD Police Dept purchased two new speed trailers to help officers slow down traffic in problem areas. CM Kersey attended the SR Day at the Lake event on July 25th.

July-August 2015 Kersey Report can be found at:

<http://www.sandiego.gov/citycouncil/cd5/pdf/eblasts/2015/kerseyreportv3i7.pdf>.

SR residents with any questions or concerns can contact Alex at: avivona@sandiego.gov.

COMMITTEE REPORTS:

1. **Chair Report:** August 2015 Chair Report is circulated by email, posted on MRN webpage and attached with posted agenda.
2. **CPC Report:** Wally Wulfreck provided a report in SMRPG communications.
3. **MRN MAD:** Reported as Information Item above.
4. **Public Facilities Financing Plan (PFFP):** No report.
5. **YMCA, Open Space, Parks & Recreation:** No reports.
6. **Round Table:** Meissner commented that MRNPC should consider rescheduling meeting dates to not conflict with the annual August National Night Out event in the SR community. Members shared that the first Tuesday of the month presents a conflict for some on: Sept 1st (possible first day of K-12 school in SR), Nov 1st (Election Day), and August 3rd (National Night Out).

Other Business: None.

Adjourned at 8:20pm.

Next regular meeting is scheduled for Tuesday, September 1, 2015

MIRAMAR RANCH NORTH PLANNING COMMITTEE (MRNPC)

Voluntary Sign In

Date: 08/04/15

Name	Affiliation	Email Address
Lorayne Burkey	MRNPC	on file
Walter Wulfer	SMRPC	"
Jane Frabl	Boy Scouts Troop 616	
Linda Frabl	" " " another	LindaFrabl@yahoo.com
Matthew Cederquist	Boy Scout Troop 616	
Jonathan Cederquist	" " " "	
Eric Gregman	" " "	
Cameron Jones	Boy Scout Troop 616	
Carter Huss	Boy Scout Troop 616	
Mara Elliott	candidate - SD City Attorney	mewelliott@gmail.com
Michelle Defolip	MRNPC	on file
Patty Crooks	Mandrake Ct	ppcrooks@san.rr.com
Livia Prunty	Mandrake Ct.	TNLPRUNTY@SAN.RR.COM
Craig Mohr	Mandrake Ct	cmohr@san.rr.com
Don Denis	Mandrake Pt	dondenise@san.rr.com
Tom Messner	MRNPC	on file
Bill Crooks	MRNPC Ranch	on file
Patlyent	"	pusight@rr.com
Jesse Adams		jjadamsd@gmail.com
Lou Senti	MRNPC	on file
Chuck Mitchell	MRNPC	on file

MRNPC Seated Members – August 2015

- ① ~~Michelle Abella-Shon~~ Absent
- 2. Lorayne Burley ✓
- 3. Bill Crooks ✓
- 4. Michelle Defilippi ✓
- 5. Jan Kane ✓
- 6. Tom Meissner ✓
- 7. Chuck Mitchell ✓
- 8. Lou Segreti ✓
- ⑨ ~~Russell Shon~~ Absent
- 10. Pat Wright ✓
- 11. ~~George Pecoraro~~ Absent
- ⑫ ~~Bob Gilman~~ Absent
- ⑬ ~~Tom Ward~~ Absent

Open Seats

14. _____

Seated members = 13

Quorum = 7 (13/2=6.5 – for majority, more than half = 7)

Majority of seated members = 7

2/3 majority = 9 (13*(2/3 or .666)) = 8.6 = 9)

Motion #1

Recommend Verizon Wireless
revise the WCF permit application
to use concealed antenna in
fire station tower w/ above ground
equip enclosure – and revisit
the CPG in Sept 2015.

Motion by Tom, 2nd Pat
vote = 8-0-0