



Rancho Peñasquitos Planning Board Meeting Minutes

February 3, 2016

Attendees: Jon Becker, Corey Buckner, Chris Butler, Bill Diehl, Bill Dumka, Stephen Egbert, Steve Gore, John Keating, Ruth Loucks, Cynthia Macshane, Darren Parker, Darshana Patel, Jeanine Politte, Brian Reschke, Keith Rhodes, Mike Shoecraft, Susan Sindelar, Brooke Whalen

Absent: Brigette Rosendall

Community Members & Guests (Voluntary Sign-in): Lance Witmond, Mary Ann Eisele, Melissa Harris, Dana Gibson, Marina Fomenkov, Cheryl Oleson, Thom Clark, Alex Plishner

1. The meeting was called to order at 7:31 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present.

2. Agenda Modifications: None

3. APPROVAL OF MINUTES: December 2, 2015 & January 6, 2016

Motion: To approve the December 2, 2015 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C – Becker/Shoecraft/Approved, 15 in favor – 0 against – 0 abstentions/recusals.

Motion: To approve the January 6, 2016 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C – Patel/Sindelar/Approved, 12 in favor – 0 against – 4 abstentions (Dumka, Loucks, Gore, Reschke).

4. Public Safety Agencies: not present

5. Public Forum:

a. Keith Rhodes (Rhodes Crossing) informed the group of damage to the water filled vernal pool complexes by off-roaders during the first series of El Niño storms in January. The pools had fencing and signage noticing the environmentally sensitive habitat. A local resident was very helpful in gathering information on the off-roaders. The off-roaders gained access to the property via the access gate/fencing and drove through the vernal pools. The authorities have been notified and Rhodes is considering taking the offending parties to court. Damage could be up to \$30,000. Rhode's will need to re-establish the these vernal pools and the environmental protections which are set by government agencies.

- Reschke asked if Rhodes would share the Police report with the board and Town Council so the info could be distributed.
- Politte noted that if the offending parties names are on the report, he should not provide the police report; or black out the names because they are innocent until proven guilty.
- Buckner suggested Rhodes contact the news agencies to get info out about how vernal pools are being protected and destroyed.

b. Dumka noted an email invitation he received from the San Diego Mountain Biking Association about an event with the Subaru/International Mountain Biking Association Trail Care Crew on 2/26/16 & 2/27/16. The event will teach prospective attendees about

sustainable trail building in the Del Mar Mesa. Politte will pdf and email to board; it can also be posted on the website.

6. ANNOUNCEMENTS & INFORMATION ITEMS:

- a. San Diego City Planning Dept. Report – Michael Prinz
 - Sindelar referred to the Community Plan language for the Village neighborhood on provisions of affordable housing if redeveloped “Redevelopment of the multifamily areas of the neighborhood should provide low- and moderate-income housing.” She asked if this would be subject to a Community Plan Amendment to change that when the proposed project is in process?
 - Prinz said the Community Plan language is a policy as is the General Plan. The proposed project will probably be approved with its current entitlements before the Community Plan is formally updated. The update will take into consideration any projects that are approved and language will be modified accordingly. He added, the project will be evaluated against the community plan and all other City policies during the review process. The applicant will have to address the affordability policy during the process.
 - Becker noted, the applicant is considering the “pay in-lieu of” option that is offered in City policies. Prinz said it was discussed in the preliminary discussions and now that the application has been submitted, it will be reviewed.
 - Sindelar asked about the current entitlements of the undeveloped properties in Torrey Highlands in relation to the Torrey Highlands Community Plan; specifically the preserve (open space), the cut out that is the Diocese property, the undeveloped property adjacent to Intuit, it’s a patch work of uses and doesn’t seem to be cohesive. Prinz replied that all designated open space will remain open space and the projects will be reviewed per the community plan and the entitlement maps.
 - Diehl asked if Prinz or his department is involved in Community Plan updates pertaining to parks planning? Prinz noted that Park & Recreation planners review projects, but there are times when his department does get involved.
- b. San Diego City Council Member Mark Kersey, District 5 Report – Kyle Rodenbo
 - Rodenbo said that slurry seal projects in northeastern Rancho Peñasquitos, ie. Alamazon Street and some adjacent streets will be completed by the end of Friday.
 - Rebuild San Diego – City Attorney’s office is drafting language; definition on how the monies will be spent. He added, several City Council members had an interest in the proposal’s timeframe being 15-20 years, not 30 years. That would result in only half of the proposed \$5 million (\$2.5 million) being generated and available to infrastructure needs.
 - Becker asked if Rebuild San Diego funds would be allocated by geographic locations or project type, infrastructure and maintenance, as the funds come in or predetermined? Rodenbo said they are trying to narrow the allocation details down to better plan and time the different project types.
 - Diehl noted that SDG&E is redoing the gas lines in his neighborhood (Ridgewood). Are they aware of this? Rodenbo said they are aware of numerous projects. Diehl suggested, the Council Office will probably get numerous calls.
- c. San Diego City Council Member Chris Cate, District 6 Report – Daniel Manley
 - Manley reported, the D6 Sandbag event at Home Depot gave out 75 tons of sand, bagged for residents when picked up.

- The State of District 6 event is scheduled for 2/29/16 at Alesmith from 6:00-7:00pm; doors open at 5pm.
 - The Council office has asked Street Division to look at Black Mtn. Rd. dip issues (bridge over creek on Black Mtn. Rd.) and the entrance into Canyonside Park. As soon as he gets an update, he'll pass it on to RPPB.
 - Keating noted, location is across the street from the new Ranger Station where the water main broke.
 - Butler noted, the dip is a safety issue. The left northbound lane uneven surface causes traffic to veer right and there is now a low point where rain water is pooling.
 - Keating added, they poured for the curbs last week, but didn't make the repair to the road.
 - The Ranger Station is almost ready to open and the upgrade to the Canyonside Park Recreation Center HVAC system is in the pipeline as a CIP project.
 - Patel noted that during recent road renovations (slurry sealing) in Park Village, Park Village Rd. west of Camino del Sur and part of the parking lot at the park was blocked causing problems for parents and pick up/drop off at the school as well as bus stops. She suggested providing more notice, a better PR campaign to the local community for future road work up Park Village.
- d. San Diego County Supervisor Dave Roberts, District 3 Report – Harold Meza, not present
- e. CA Assembly Member Brian Maienschein, 77th District Report – Lance Witmond
- AB 1500 passed unanimously in the Assembly. The bill which streamlines the approval process for construction of homeless supportive and transitional housing is now in the CA Senate. San Diego has approximately 22% of California's homeless population.
 - The office is looking for high school juniors and seniors and college aged students interested in becoming interns.
 - Becker asked, if AB 1500 is approved in the Senate, will local jurisdictions have a choice to update their housing element? Yes.
 - Diehl inquired if his office had been contacted about changes to Law 1090? Witmond said no; Diehl will contact him.
- f. CA State Senator District 39, Senator Marty Block – Joyce Temporal, not present
- g. U.S. Congressman Scott Peters Report, 52nd District Report – Jason Bercovitch, not present
7. BUSINESS.
- a. **BMR South MAD & Torrey Highlands MAD Budgets** – Erika Ferreira, Paul Sirois & Mike Cook, City of San Diego (Action Item)
Budget presentations and follow-up to questions raised at RPPB's January 6, 2016 meeting.
- **BMR South MAD** – Erika Ferreira
 - Ferreira reported, the 2017 budgeted expenses are \$45,000 lower than 2016 because they reduced the contract (1 less employee). Landscape enhancements was increased by \$20,000 so they can do more projects. Money is set aside for reclaimed water projects along San Dieguito Rd and Carmel Valley Rd., unused funds will go back into the reserves.
 - Butler inquired if tree trimming was planned as proactive measure? Yes.

- Ferreira noted that mulch is from the landfill. Utility rates are determined by the Public Utilities Dept. but the MAD would not be spending as much as set in the budget. Any funds remaining unspent will go into the reserves.
- Special districts administration and vehicle usage went up a bit; the MAD gets 60% of Ferreira's time (\$69,000).
- Expenses total \$700,000, up \$1,500 from 2016.
- Revenue: Assessments stayed the same, City Contributions the same, no rebates this year; \$644,917 total revenue. The assessment rate for the EBU stays the same.
- Butler inquired about the special district administration fee; is it a set fee or does it consider the roll back? Cook replied, the fee depends on operating budget, amount spent.
- **Torrey Highlands MAD – Paul Sirois**
 - Sirois reviewed the materials costs and other line items. Landscape Maintenance costs were increased by \$17,000 to cover additional projects. Utilities expense increased \$4,000. His time (65%), vehicle usage and special district administration each had slight increases.
 - New monument sign maintenance (\$10,000) is included but the sign is still not built. \$50,000 is included in the budget for the monument sign which should be built in 2017; its listed in case it is needed because it take Council Action to increase funds. Unused funds will go back into the reserves.
 - Expenses: \$604,976. The monument is a CIP project (see footnote).
 - Revenue: Assessments were reduced to \$331,661; assessment rates were decreased per EBU. City contributions stayed the same. Cost recovery from damages goes into the General Fund and attributed to the City Contribution line items.
 - Year End Operating Reserves: \$317,893. Target Reserves: minimum \$32,497 and maximum \$327,488.
 - Becker asked Sirois about the general benefit offsets, is that just the EBUs going through a MAD? Sirois said, that is for the people who live outside the district and benefit from the district when they drive through the enhancements. It is based on ADTs and a formula.
 - Becker asked Ferreira, if the computerized irrigation controllers are still available; she will check to see and let him know. Cook noted, if the rebates are not available through SoCal Water, you can still apply.
 - Politte noted that Torrey Highlands stopped assessing the properties a number of years ago and have reinstated them at a reduced rate. Did they find that the reserves were too high and then reduced the rates again? Sirois said, they planned for the monument signs with increased rates and the reserves grew to exceed the maximum when the monument was not built causing them to reduce the rates. She noted the process for the monument which originated as 4 or 5 signs, now a single sign, has taken a very long time to get built. Sirois noted the monument will go out to bid next month, anticipating that construction will begin in October 2016.
 - Butler asked about the General Benefit Offset (6.7% in the BMR South MAD budget) related to traffic counts; when are counts taken? Sirois explained that it was done a few years ago due to lawsuits; 1st year was an estimate of traffic.

- Diehl asked if there was any storm damage within our MADs? Ferreira said that trees fell in PQ East MAD and were cleaned up by West Coast; as of today everything is cleaned up.

Motion: To approve the Draft FY2017 Torrey Highlands MAD budget as presented.
M/S/C – Diehl/Gore/Approved, 18 in favor – 0 against – 0 abstentions/recusals.

Motion: To approve the Draft FY2017 Black Mountain Ranch (BMR) South MAD budget as presented. M/S/C – Diehl/Butler/Discussion.

- Reschke asked if BMR South MAD will be required to come to us in the future? Sirois said, they can present the MAD budget to us if we want to review it.
- Butler noted that numerous areas within the BMR South boundaries are assessed and have not been included in previous budget discussions.
- Staff provided a signup sheet for residents who want to be informed of the MAD budgets; property owners can also contact them directly: Paul Sirois PSirois@saniego.gov or Erika Ferreira EFerreira@saniego.gov.
- Politte asked if the City requires MADs to present their budgets to the local community? She add, BMR South's lack of noticing the property owners has been on our radar for over a year now. It is a huge issue for the property owners who are not a part of Santaluz HOA. Santaluz has been making all the decisions and not noticing the others about their meetings. The City meeting yesterday was planned for an hour to hear 50+ MAD budgets and take public comments; that was unreasonable. The assessed property owners want to have a say and now you know.
 - Sirois said the City code says that if the planning board boundaries are the same as the MAD, the planning board would be the representative to the assessed owners.
 - Prinz added, RPPB could have a sub-committee.
 - Politte noted that RPPB included the TH & BMR North/South MADs in our revised bylaws as liaison organizations dependent on the MAD's bylaws.
 - Discussion if these MADs have bylaws as advisory groups/committees or are required to have bylaws.
 - Becker noted, the confusion seems to be that some of those MADs do not have organized citizen committees.
 - Politte asked for clarification purposes, that those organized MAD committees who do not have bylaws do not have to follow the Brown Act?
 - Sirois said that not all groups have bylaws, they are volunteers and as such do not have to follow the Brown Act. Others are affiliated with a planning group and as such need to follow the Brown Act.
 - Politte asked if the Peñasquitos Canyon CAC has to follow the Brown Act, it's a citizen's advisory committee. It was noted they do and Politte asked, what is the difference? Politte noted, they are all citizen advisory committees and making decisions about property owner assessed (tax) money. Isn't there assessment law that says the property owner should be informed of how their money is being spent and allowed to voice their opinion. She added, she'd like to hear what the City Attorney's opinion on this is.
 - Sirois noted there are smaller groups and no interest from assessed parties. He add, the City has a single meeting for all MADs to invite everyone in. There has been a very minimal turnout for that meeting over the years.

- Politte suggested that somewhere/somehow, property owners should be able to find out or know where to go if they have questions/concerns. The planning group in that community is a better place than the City meeting for all MADs.
- Diehl asked if the MADs in question have bylaws? Sirois said not all MADs do, it's up to the committee to decide if they want to have bylaws or be tied to the planning group. Staff can facilitate the discussion, not mandate who participates or whether they have bylaws.
- Politte asked if RPPB needs to put our request that the TH & BMR South MADs and staff present their budgets to RPPB in writing? Sirois said, it is not necessary.
- Sirois noted that some MADs have websites and notice the assessed parties by other means. Politte suggested that the MAD can distribute an email noticing the meetings whether to the local HOAs that are within the MAD or develop an email list. RPPB has representatives on our board from the MAD area who can also distribute the information.
- Butler said he would reach out to all HOAs in BMR South boundary and get it out on Next Door, then work with Ferreira & Sirois to develop an advisory board so these issues are mitigated going forward.
- Gore asked, who was the organizing group for BMR South? Sirois replied the Santaluz HOA. Gore asked, how do we satisfy that we are following the Brown Act? Sirois noted, meetings need to be noticed in a public forum [post mail, email, online, in a public place] 72 hour prior to the meeting.
- Patricia (BMR) asked if there is any money allocated for an entry monument into BMR to provide a sense of community? Ferreira said, there is currently no line item but could be added in the future.
- With no further discussion, Buckner called for a vote on the motion.

Motion: To approve the Draft FY2017 Black Mountain Ranch (BMR) South MAD budget as presented. M/S/C – Diehl/Butler/Approved, 18 in favor – 0 against – 0 abstentions/recusals.

b. SCR Site Plan Review for Blocs L & M of the Town Center in Black Mtn. Ranch – Bill Dumka (Action Item)

Project includes 50 single family dwellings on approximately 4.1 acres at Block L and 46 single family dwellings on approximately 3.8 acres at Block M.

- Dumka recused himself.
- Dumka reviewed the North Village Map and the types of uses by Block.
 - Block B – Del Sur Tech Center / office project
 - Block I – Senior Affordable Housing
 - Blocks D & H – Target Center
 - Block E – Sprouts Center
 - Blocks J, K & P – Garretson project
 - Block R – Affordable Housing
 - Block N – Senior Affordable Housing
 - Block O – Occupied Housing Project known as Prado
 - Block C – planning for a medical office facility
 - Blocks F & G – will make up the balance of the housing
- Alex Plishner provided a quick review of the merger between Standard Pacific Homes and Ryland Homes to become CalAtlantic Homes. CalAtlantic owns and will develop all of Del Sur.

- The proposed 3 story detached 3-4 bedroom condos (2,000-2,400 sq. ft.) will have individual yards, 2 car garages and 2 car driveways (4 total parking spaces per unit). Two product types, front load and rear load, with modern architectural design features including large balconies. Utilities will be sub-metered to individual units. They are currently processing the grading permit, the private improvements are in the community already.
- Dumka noted the architecture is derived from surrounding projects and similar to APEX at Civita in Mission Valley.
- Loucks inquired if the lower level bedrooms would be masters in any of the floor plans? Dumka said no. Loucks asked about association fees? Plishner noted there would be the Master Association fee and a separate Cost Center Association fee. Loucks added, she does not like the modern design, the architecture doesn't feel like Del Sur. She understands the reasoning adding that if she wanted to live in Mission Valley, she would have bought there.
- Gore asked for the reasoning for 3 stories and if there is interest in them, adding that young families with kids would find the stairs to be a concern. Plishner said there is an interest. Gore noted that clients with children are not looking for lots of stairs.
- Dumka noted, the Town Center area of BMR is designed for higher density next to the commercial areas, not necessarily family oriented. These are separated units, no common walls.
- Loucks suggested the condos should have a master bedroom on the lower level.
- Diehl/Sindelar noted the concern of community members when utilities are sub-metered, the owners would have no voice on rate increases.
- Egbert, referencing the roads and cul-de-sacs, noted his concern for enough guest parking. Plishner replied, each Block would have a loop road and cul-de-sacs, each unit would have 4 assigned parking spaces (2 garage & 2 driveway) plus there would be outer street parking. Egbert inquired about pedestrian access points. Plishner noted there are access points besides the street entrances. There is 1 BR & 1 BA on the lower level which could be used as a media room or office with mid-level living and the other bedrooms on 3rd level.
- Keating referenced the locations for pedestrian links at the corners and mid-block on Blocks L & M. Looks like there is good pedestrian connections inside and to the outer streets.
- Plishner said the front loaded condos are located in the interior of the project and have private rear yards. The rear loaded condos are on the perimeter of the project and have private front yards along the exterior streets.
 - Loucks asked if the homes with larger front yards face Garretson? Yes.
- Becker asked if the proposed would include affordable housing? Dumka said, the BMR affordable requirement is already built. Plishner added, they fulfilled their requirement early. Becker inquired about individual condo yard grades/slopes and number of steps to access front doors. It was noted the Del Sur Ridge Rd. homes will be front loaded due to steep grade. Becker inquired if CC&Rs would restrict the use of garages to parking vehicles only? Plishner said, yes.
- Macshane asked if solar would be made available? Plishner said CalAtlantic will be designing the solar systems based on the orientation as an optional feature for the homes.

- Thom Clark inquired about the yard sizes? Plishner said the yards would average 12' by approximately 30'-40' wide; corner lots would be larger. Clark, noting the terrain and usability, said he was intrigued with the higher density, more parking and the idea to give individuality. Doesn't tight smaller spaces limit the usability of the yard? Plishner added, they will be providing landscape design packages also.
- Dumka asked Gore about his property in Prado in relation to his concern about height/stairs? Gore noted that he doesn't have kids, adding that 4 bedroom units will attract families with kids.
- Diehl asked if reclaimed water would be provided to each individual property for landscape? Plishner said, not to individual units but common areas would use reclaimed water; City doesn't allow.
- Butler noted the proximity to the nearest park [located across the street] and D39 (school) to this project, adding that there is no internal park space at the project which could become a major safety issue. The school is locked so kids won't be able to use. He suggested replacing one or two homes with recreational amenities inside the project. Dumka said they don't see the market there to be many families. To access most parks, one has to cross a street. Proximity to D39 will bring families so they can get their kids into the school.
- Politte commented on access to the local park space and the speeding that can and will take place even though the streets is marked 25 mph. She also commented on the potential for absentee owners with high school students who may leave their kids in the homes unattended for extended periods of time which happened when RBHS opened.
- Sindelar noted her concern that all intersections be signaled or place crosswalks with flashing lights. Prinz said it is a traffic issue. Keating suggested stop signs at all the corners and in pavement flashers with ped buttons at crosswalks.
- Gore asked what the target market is for the project? Plishner replied, young and growing families, but in the end it will be a little of everything. Gore said he can support the project but looking at it from the resale perspective, it will be a hard sell.

Motion: To approve the project, SCR Site Plan Review for Blocks L & M of the Town Center in Black Mtn. Ranch, as presented. M/S/C – Becker/Reschke/Approved, 14 in favor – 3 against (Butler, Loucks, Politte) – 0 abstentions – 1 recusal (Dumka).

c. **2016 RPPB Election Information & Candidate Introductions** – Bill Diehl (Information Item)

- Diehl reported, applications have been received as follows:
Rancho Peñasquitos Candidates –
 - District 2 – Stephen Egbert (Incumbent)
 - District 4 – Mike Shoecraft (Incumbent, 8+ years served, 2/3 vote required)
 - District 6 – No Candidate
 - District 8 – No Candidate
 - District 10 – John Keating (Incumbent, 8 years served, 2/3 vote required)
Darshana Patel
 - Renter-At-Large – Brian Reschke (Incumbent)Black Mtn. Ranch Candidate –
 - At-Large Seat #2 – Chris Butler (Incumbent)

Torrey Highlands Candidate –

At-Large Seat #2 – Brooke Whalen (Incumbent)

- Politte noted that both Keating and Patel can run, Patel would win with one vote. We want Keating to run in case something happens and Patel cannot accept the seat. Discussion on the City's requirement that the planning group can have no more than 25% of its members with 8 or more years. Politte added, current members (Becker, Diehl, Rhodes and Politte) who are not up for election will not lose their seats to meet the 25% requirement. The 25% limit would only allow 1 even numbered district candidate with 8 or more years to accept their seat and appointing Dumka to Commercial #2 might not be an option because he has 8 years also.
- Rhodes noted that he has offered to step off the board to eliminate one of those members with 8 or more years which will help with the limitations RPPB may face. He will be requesting that Pamela Blackwill, a Rhodes Properties employee, be appointed to the seat for the remainder of the term at the March meeting. Politte noted that the appointment would be made by the Board Chair and approved by the full board and could be done at the March meeting.
- Elections will take place on March 2, 2016 from 5:30pm – 7:30pm at the meeting location determined by the Doubletree (potentially outside the Heritage Ballroom). Politte/Diehl reviewed the identification requirement to vote, the process and that voting will be by checking the box for a candidate (no Yes or No vote). Additionally, the Renter-at-Large seat is elected by eligible residents of all eleven Rancho Peñasquitos districts.
- Politte also noted that Rosendall cannot run for D6 but can be reappointed in April because she lives in D6. Politte also reported receiving an application from another potential candidate for D6, but he hasn't responded to Politte's emails.

8. REPORTS.

a. Chair Report – Corey Buckner

- Buckner/Patel reported the YMCA has been working on getting all the permits for a Certified Farmers' Market beginning on April 30, 2016, 9:00am – 2:00pm and continue every Saturday in the YMCA overflow parking lot located on Salmon River Rd. They can take up to a maximum of 60 vendors that will sell certified food and food products, no crafts. Official opening is the weekend of the PQ Fiesta.

b. Vice-Chair Report – Jon Becker

- Becker reported receiving a Memorandum from the City noting approval of the placement of all-way stop signs on Zaslavsky Place and Templeton Street. Politte will pdf the memo and distribute to the board.
- He received the Notice of Right to Appeal Environmental Determination for a special event permit for Road Runner Sports Craft Classic Half Marathon & 5K on July 17, 2016. Politte will pdf and distribute to members.[Note: The half-marathon route begins on Camino Del Sur at Torrey Santa Fe Rd. with local road closures near the starting point; some local road closures could begin as early as 4am for event set up and the race begins at 6am.]
- CPC presentation on affordable housing incentives for streamlining with Density Bonuses if 50% of project is affordable, a benefit could be reduced parking. Approval of the Urban Forest management plan.
- Diehl inquired if Joe LaCava was still running for City Council District 1? No.

c. Secretary Report – Jeanine Politte

- Sindelar has completed the e-COW.
- Quick reminder – PQ District 3 is vacant.
- d. Standing Committee Reports:
 - Land Use (Steve Gore)
 - Gore reported, Lennar Homes and Cisterra (The Preserve at Torrey Highlands) presented at LUC and will be back at LUC in a month or two.
 - Diehl noted that he suggested to Lennar that they build the Park in the Villages Neighborhood (listed in the Community Plan) in lieu of FBA fees; they can grade and build it cheaper than the City. Politte added, Lennar will pay the difference in FBA fees (the difference between the fees paid when originally developed and the new development fees). Buckner said, PQ has been very successful in the past getting the developers to build the parks.
 - Politte asked if Lennar said there would be no affordable component to the apartments? Becker said, they just submitted but they are planning to pay in lieu. Politte noted, she'd be curious what PUSD said about enrollment space at Los Pen. Becker said Lennar noted they have talked with PUSD and it isn't an issue. Politte replied, the school district will always say it isn't an issue when it comes to collecting those attendance dollars. Initially, enrollment will drop when the land is graded and then increase when they start to sell the homes. Patel said the principal is excited. Reschke asked if there would be enough off street parking? Becker said that they plan to meet the parking requirements.
 - Wireless Communications Facilities (Darren Parker)
 - Parker said he would have more info on the new FCC regulations and CA State law at the next meeting. It looks like it will make it easier and faster for providers to get their projects approved.
 - No news on Ridgewood Park Verizon project or the Save Our Parks lawsuit on the project.
- e. Ad Hoc Committee Reports:
 - Media/Communications/Website (Brooke Whalen)
 - Whalen noted, the announcement page and calendar is back up.
 - Sindelar noted the Community Plan link does not work.
 - Politte thanked Whalen for taking it on and doing a great job.
 - Send updates to Whalen for posting.
 - Becker asked Whalen to check if the LUC Chair gmail address is still set up with the website; if not, he asked her to create it.
- f. Liaison and Organization Reports:
 - Black Mountain Open Space Park (Bill Diehl)
 - Trail for All People is underway.
 - Next BMOSP meeting is scheduled for next week.
 - Still waiting to hear when the ribbon cutting is scheduled at the Ranger Station.
 - Community Funds (Bill Diehl)
 - Diehl will be talking with City staff about the unplanned FBA funds (Lennar Project) and if they have any ideas of what they want to spend it on; plan for how the community wants that money spent.
 - MCAS Miramar Community Leaders Forum (Stephen Egbert) – no report
 - PQ Fire Safe Council (Mike Shoecraft)
 - Fire Chief Fennessey has set a priority to increase the number of Fire Safe

Councils in the City.

- Additional Fire Code Compliance officers are being hired; budget was increased. They also plan to have at least 2 compliance officers north of SR-52. An officer will be attending all Fire Safe Council meetings.
- PQ Town Council (Darshana Patel)
 - Fiesta planning – TC needs a letter of support from RPPB for their Arts/Culture Grant application. Politte noted that the board needs to formally approve a letter of support. Patel said they have enough letters to submit the application, but they can update the application afterwards. It was noted that RPPB has not received a request yet from the Town Council. Patel asked that the item be added to the March agenda.
- PQ Recreation Council (Steve Gore)
 - Gore reported there was no storm damage to parks from El Niño storms in January. The wind event last week caused a security light to go down at Canyonside Park, a large tree near the steps at Rolling Hills Park went down, a tree at Adobe Bluffs park fell on a home's patio cover. Politte added, a small tree near the ball park also went down.
 - March 26th – Spring Egg Hunts at 4 neighborhood parks (Rolling Hills, Ridgewood, PQ Creek & South Village); starts at 10:00am sharp.
 - May 1st is the PQ Fiesta.
 - July 1st – Fireworks at Westview High School.
 - Continued progress on Canyonside Park improvements.
 - Torrey Meadows Park will probably be built in 2025.
- Los Pen Canyon Psv CAC (John Keating)
 - Becker reported, the CAC members are concerned with the Preserve at Torrey Highlands project and recent flooding in the Peñasquitos Preserve. He added, numerous Eagle Scouts are looking for local project ideas.
 - Sindelar noted that funding for Eagle Scout projects is available from the Town Council; \$300 maximum for individuals.
 - Keating noted there was lots of damage in the Peñasquitos Preserve from flooding at the creek crossings, south trail gravel washed away and it'll take a long time to recover. He added the rangers have been doing a lot of repairs already.
 - Buckner said the Preserve has money set aside for this type of problem, originally funded from the previous land swap (Prop A).
- Park Village LMAD (Jon Becker)
 - Moving forward with an entry project on Licia Way and Park Village.
 - Extend lighting on trees at the entry monuments was approved.
- Peñasquitos East LMAD (Bill Diehl) – no report
- Torrey Highlands LMAD (Darren Parker) – no report
- Transportation Agencies (John Keating) – no report

Egbert asked if there is any news on the Doubletree golf course? Politte said there is no news except the hotel name has been changed to Hotel Karlan and the tennis court fencing along Peñasquitos Drive was blown down in the storm.

Politte asked if there were any more candidates that wanted to submit their application for election before the meeting was adjourned; none submitted.

The meeting was adjourned at 10:05pm.

Respectfully submitted,

Jeanine Politte
RPPB Secretary

Approved 3/2/2016, 18 in favor – 0 against – 0 abstentions/recusals.

2/3/16

**Park and Recreation Department - Open Space Division
Maintenance Assessment Districts Program
Summary of Fiscal Year 2017 (07-01-16 to 06-30-17) Budget**

**Black Mountain Ranch South Maintenance Assessment District
Fund 200083**

**12-1-2015
DRAFT**

Budget Presentation: Dec. 17, 2015 @ 10am

	FY 2015 Unaudited Actuals	FY 2016 Estimate	FY 2017 Proposed
District Expenses			
Supplies (Mulch - SLA w/ESD; Locks & Security Hardware; Computerized Irrigation Controller)	\$ 51,408.52 ⁽¹⁾	\$ 5,250.00	\$ 5,250.00
Services - Contracts			
Landscape Maintenance Contract - (Treebeard, PA 4600000491, Expires 1/31/2016)	\$ 300,308.33	\$ 347,641.32	\$ 302,909.78 ⁽²⁾
Landscape Services - Landscape Enhancements	\$ -	\$ 10,000.00	\$ 30,000.00
Tree Trimming	\$ 10,125.00	\$ 20,000.00	\$ 20,000.00
Utilities Dept Charges (Reclaimed Water Projects) ⁽³⁾	\$ -	\$ 30,000.00	\$ 30,000.00
City Services (ESD mulch delivery)	\$ -	\$ 3,000.00	\$ 3,000.00
Water / Storm Drain / Electrical	\$ 120,048.54	\$ 151,588.00	\$ 161,529.77
Special Districts Administration	\$ 46,814.00	\$ 58,517.50	\$ 73,146.88
Vehicle Usage & Assignment	\$ 4,664.00	\$ 4,897.20	\$ 5,142.06
.60 FTE Grounds Maintenance Manager - Contract Administrator (Total Labor & Fringe)	\$ 69,459.00	\$ 68,195.72	\$ 69,559.63
SUBTOTAL	\$ 602,827.39	\$ 699,089.74	\$ 700,538.11
TOTAL EXPENSE	\$ 602,827.39	\$ 699,089.74	\$ 700,538.11
District Revenues & Reserves			
Assessment Income	\$ 457,414.96	\$ 457,093.80	\$ 457,093.80
Interest Income	\$ 2,032.22	\$ 1,800.00	\$ 1,700.00
City Contributions ⁽⁴⁾			
Rebates, So Cal Water (Computerized Weatherbased Irrigation Controllers)	\$ 40,384.87	\$ -	\$ -
Developer Contribution (Reimbursement for water meter use during construction project)	\$ -	\$ 48,488.04	\$ -
General Benefit Offset, 6.7%	\$ 50,631.40	\$ 40,693.97	\$ 30,989.00
Environmental Growth Fund	\$ 2,966.00	\$ 2,966.00	\$ 2,966.00
Gas Tax Fund	\$ 152,169.00	\$ 152,169.00	\$ 152,169.00
TOTAL REVENUE	\$ 705,598.45	\$ 703,210.81	\$ 644,917.80
District Reserves			
Beginning Fund Balance	\$ 297,444.74	\$ 400,462.13	\$ 404,583.20
Change in Fund Balance	\$ 103,017.39	\$ 4,121.07	\$ (55,620.31)
Year End Operating Reserves	\$ 400,462.13	\$ 404,583.20	\$ 348,962.89
Target Reserves			
Minimum Reserve: 10% of Operating Budget	\$ 60,282.74	\$ 69,908.97	\$ 70,053.81
Maximum Reserve: Six Months Operating Budget	\$ 301,413.70	\$ 349,544.87	\$ 350,269.06

⁽¹⁾ FY15 Actuals reflects \$49,956.52 for Irrigation Smart Controllers from Horizon Distributors Corp.
⁽²⁾ FY17 reflects Re-Bid of monthly landscape maintenance contract (new contract is lower).
⁽³⁾ Camino Del Sur from Via Azul to North Gate and San Dieguito Road.
⁽⁴⁾ City Contributions each Fiscal Year are subject to change pending Council approval of new rate per square foot/acreage.

	FY 2015	FY 2016	FY 2017 (No Change)
Assessment Rate (per EBU)	\$ 235.00	\$ 235.00	\$ 235.00
Number of Equivalent Benefit Units	1,945.08	1,945.08	1,945.08
Maximum Authorized Assessment Rate (per EBU)	\$ 728.35	\$ 759.52	\$ 797.50
Inflation Factor - Consumer Price Index Rate (CPI)	1.71%	1.28%	(Estimated CPI Increase) 2.00%

2/3/16

Park and Recreation Department - Open Space Division
 Maintenance Assessment Districts Program
 Summary of Proposed Fiscal Year 2017 (07-01-16 to 06-30-17) Budget

11-30-2015
DRAFT

Torrey Highlands Maintenance Assessment District
 Fund 200074
 Ready for Community Presentation

Revised after Budget Presentation on 11-30-2015

	FY 2015 Unaudited Actuals	FY 2016 Estimate	FY 2017 Proposed
District Expenditures			
Supplies			
Garden Nursery Stock, Mulch (SLA w/ESD), Soil & Conditioner	\$ -	\$ 3,000.00	\$ 3,000.00
Services			
Pedestal Repair (Torrey Highlands HOA)	\$ 1,831.00	\$ -	\$ -
Concrete Repair	\$ -	\$ 5,200.00	\$ 5,200.00
Fence Repair (fence on Camino Del Sur)	\$ -	\$ 5,000.00	\$ 5,000.00
Landscape Maintenance Service - (Shoreline 8/1/2012 - 07/31/2017)	\$ 254,790.03	\$ 336,908.29	\$ 353,753.70
Landscape Maintenance Service - Transfer of CV Rd near Cam del Sur	\$ -	\$ -	\$ -
Tree Trimming Services	\$ 31,075.00	\$ 31,200.00	\$ 31,200.00
Miscellaneous Services - City Services Billed (IO 21003325)	\$ -	\$ -	\$ -
Maintenance of Identification Sign	\$ -	\$ 10,000.00	\$ 10,000.00
Other Non-Personnel Expense (Additional CIP Funds)	\$ -	\$ -	\$ -
Utilities: Water, Storm Drain, Electrical	\$ 69,944.22	\$ 73,235.00	\$ 77,627.71
Special Districts Administration	\$ 37,257.00	\$ 37,257.00	\$ 38,002.14
Vehicle Usage & Assignment	\$ 5,052.00	\$ 5,558.30	\$ 5,836.22
.65 (FTE) Grounds Maintenance Manager - Contract Administrator (Labor & Fringe)	\$ 75,247.00	\$ 73,878.69	\$ 75,356.27
Subtotal District Expenditures	\$ 475,196.25	\$ 581,237.28	\$ 604,976.03
Capital Improvements Program			
S-11009 / Torrey Highlands Community Identification and Enhancements ⁽¹⁾	\$ -	\$ -	\$ 50,000.00
Capital Improvements Program TOTAL	\$ -	\$ -	\$ 50,000.00
TOTAL EXPENSES	\$ 475,196.25	\$ 581,237.28	\$ 604,976.03
District Revenues			
Assessment Income	\$ 507,875.74	\$ 508,557.87	\$ 331,661.48
Other Damages Recovered ⁽²⁾	\$ 2,680.90	\$ -	\$ -
City Contributions ⁽³⁾			
General Benefit Offset, 9.2%	\$ 52,144.03	\$ 45,213.51	\$ 45,213.51
Environmental Growth Fund	\$ 498.00	\$ 498.00	\$ 498.00
Gas Tax Fund	\$ 89,670.00	\$ 89,670.00	\$ 89,670.00
TOTAL REVENUE	\$ 652,868.67	\$ 643,939.38	\$ 467,042.99
District Reserves			
Beginning Fund Balance	\$ 264,977.80	\$ 443,124.32	\$ 505,826.04
Change in Fund Balance	\$ 178,146.52	\$ 62,701.72	\$ (187,933.04)
Year End Operating Reserves	\$ 443,124.32	\$ 505,826.04	\$ 317,893.00
Target Reserves			
Minimum Reserve: 10% of Operating Budget	\$ 47,519.63	\$ 58,123.73	\$ 65,497.60
Maximum Reserve: Six Months Operating Budget	\$ 237,598.13	\$ 290,618.64	\$ 327,488.02

⁽¹⁾ Year-to-Date allocation for CIP S-11009 (Torrey Highlands Community Identification & Enhancements), is \$375,000.

\$150,000, \$25,000, \$150,000 & \$50,000 allocated in FY11, FY12, FY15, & FY17 respectively.

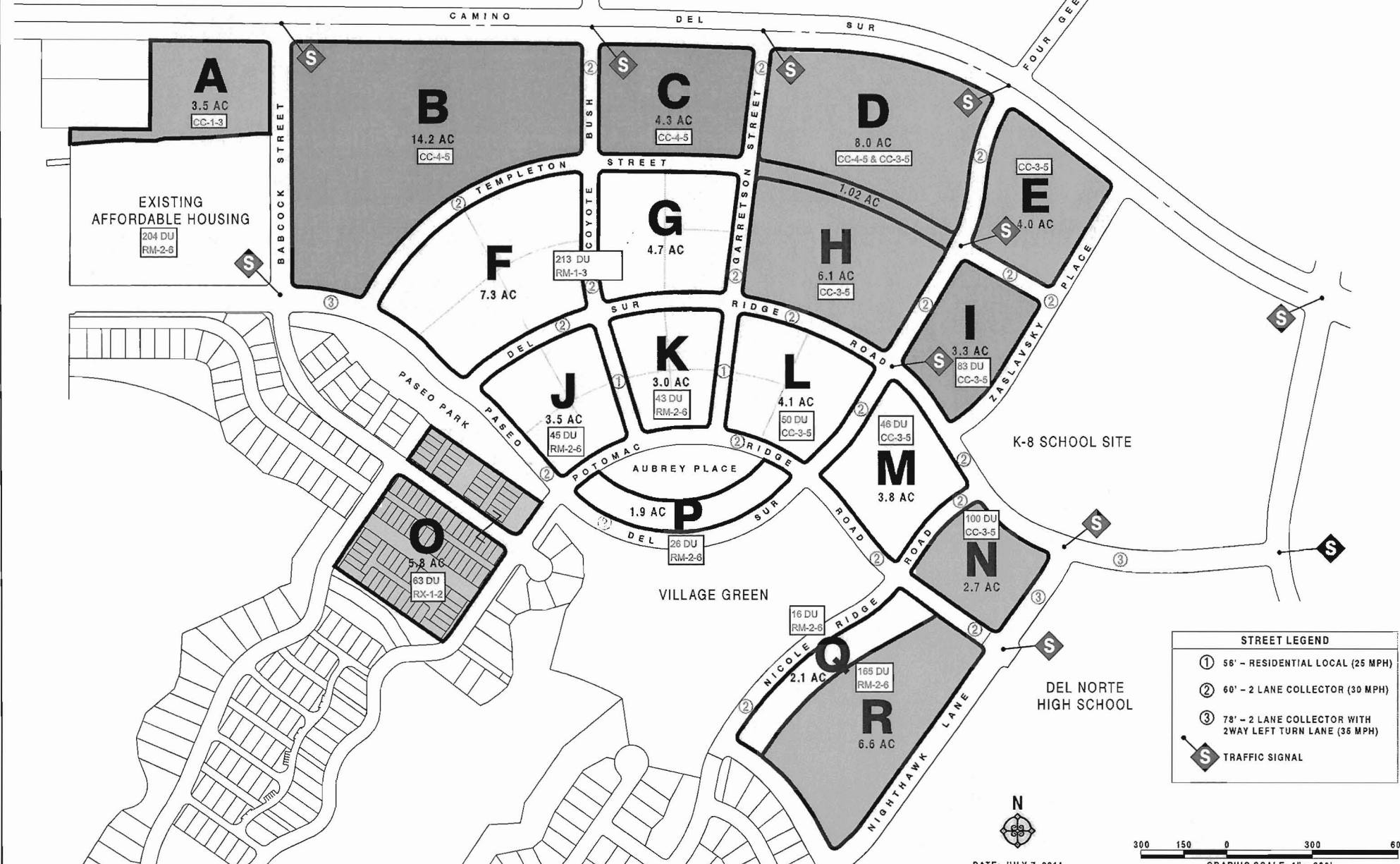
⁽²⁾ Other Damages Recovered - File #64546/Vlas -7100 Torrey Santa Fe Dr., \$481.61; File #64994/Rumi -Torrey Meadows, \$2,199.29

⁽³⁾ City Contributions each Fiscal Year are subject to change pending Council approval of new rate per square foot/acreage.

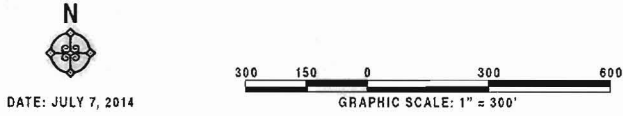
Note: Assessments for the Torrey Highlands MAD were suspended in Fiscal Years 2010, 2011, and 2012. Assessments were reinstated in Fiscal Year 2013.

	FY 2015	FY 2016	FY 2017 (35% Decrease)
Assessment Rate			
Zone 1	\$ 100.43	\$ 100.43	\$ 65.28
Zone 2	\$ 154.04	\$ 154.04	\$ 100.13
Zone 3	\$ -	\$ -	\$ -
Number of Equivalent Benefit Units			
Zone 1	1,747.68	1,747.68	1,747.68
Zone 2	2,137.95	2,137.95	2,137.95
Zone 3	870.84	870.84	870.84
Maximum Assessment Rate			
Zone 1	\$ 188.39	\$ 196.45	\$ 206.27
Zone 2	\$ 346.64	\$ 361.48	\$ 379.55
Zone 3	\$ 188.39	\$ 196.45	\$ 206.27
Inflation Factor - Consumer Price Index Rate (CPI)	1.71%	1.28%	(Estimated CPI) 2.00%

DEL SUR TOWN CENTER



STREET LEGEND	
①	56' - RESIDENTIAL LOCAL (25 MPH)
②	60' - 2 LANE COLLECTOR (30 MPH)
③	78' - 2 LANE COLLECTOR WITH 2WAY LEFT TURN LANE (35 MPH)
S	TRAFFIC SIGNAL



BLOCKS L & M BMR Presentation 2/3/14