



Rancho Peñasquitos Planning Board Meeting Minutes

September 5, 2012

Attendees: Jon Becker, Joost Bende, Suzanne Brooks, Thom Clark, Bill Diehl, Bill Dumka, Steve Gore, John Keating, Ruth Loucks, Cynthia Macshane, Darren Parker, Jeanine Politte, Keith Rhodes, Scot Sandstrom, Mike Shoecraft, Ramesses Surban, David Wiesley

Absent: Charles Sellers, Dennis Spurr

Community Members & Guests (Voluntary Sign-in): Nancy Denen, Joe Taylor, Stephen Egbert, Steve Danon, Matt Conser, Tim Henion, Charlette Strong Williams, Angela Abeyta

1. The meeting was called to order at 7:53 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present.
2. Agenda Modifications: none
3. MINUTES:

Motion: To approve the June 6, 2012 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C - Shoecraft/Clark/Approved, 16 in favor – 0 against – 0 abstentions.

Motion: To approve the June 27, 2012 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C - Brooks/Dumka/Approved, 13 in favor – 0 against – 4 abstentions (Shoecraft, Loucks, Diehl, Keating).
4. Guests: No public safety agencies were present.
5. NON-AGENDA, PUBLIC COMMENTS:
 - a. Stephen Egbert inquired about the status of PPH facility, noting that the Cambridge School is renting/using the site. There is a reciprocal parking agreement with church. What is the future status and other options that property could be used for – zoning change that was approved?
 - i. Bende reported that the zone was changed to light industrial when PPH was approved. Shoecraft noted that the Town Council website has posted an official response about status from PPH; basically that PPH would get built when the economy would support it. Bende added that PPH is probably waiting until 2014 to reassess moving forward with the healthcare facility; as Obamacare begins to take effect.
 - b. Egbert stated that he attended the PUSD Board meeting where the Bond was discussed. There were a number of residents in attendance who questioned the Board about the Bond payoff amount recently released via the media and how it would impact PUSD residents. The planned construction/improvements are current but will they be obsolete in 10-15 years and what technological changes will come to play in the future that taxpayers will need to pay for in addition to paying off this bond? These are philosophical questions, but what will we as residents need to do to be sure this doesn't impact our communities, property values, quality education system, etc.
 - c. Steve Danon introduced himself and his reasons for running for San Diego County BOS.
6. ANNOUNCEMENTS & INFORMATION ITEMS:
 - a. San Diego City Development Services Dept. Report – Michael Prinz, not present

- b. San Diego City Council District 1 Report – Mel Millstein
 - Briefly discussed managed competition; will save \$14.4 million this year.
 - Contacted about algae on Ragweed between Brickellia and Brasica St. Contacted storm water division to evaluate looking for any contamination.
 - Park Village Rd. paving due to reclamation work which is 99% done. Slurry seal was not completed before school started; will be finished on the weekends beginning this Saturday 9/8/2012.
 - Becker inquired about the missing wooden fence (barricade) at the end of Camino del Sur (x-street is Dormouse); needs to get put back up.
 - Becker asked if the trail landscape issues within the Canyon had been remedied or the status thereof (Recycled Water line & trail bridge installed in canyon); will email Millstein about the issue.
 - A bus bench along Rancho Peñasquitos Blvd. at Calle de las Rosas was damaged by a recent traffic accident; Diehl stated the LMAD put it in. Millstein will work on this.
 - Paving of Black Mtn. Rd. between Oviedo and Carmel Mtn. Rd. is underway grinding down about an inch. Diehl noted that this paving affects school traffic (Sunset Elem., Black Mtn. Ranch).
 - Politte noted that the CIP website still has some glitches. Paving lists are not easily searchable nor are they current; would be beneficial to be able to see an accurate timeline/status.
 - Millstein stated that he met with Mr. Carey today to review his concerns about Rancho Peñasquitos Blvd.
 - Diehl noted that the PQ East LMAD contractor has been removed; temporary contractor. Politte asked if the contractor was able to get the work done within the LMAD that Mr. Carey had brought to our attention. Millstein will follow-up with Casey Smith.
 - Brooks stated that only one ped ramp and curb to curb gutter was done at one entrance into the Feather Ridge subdivision on Paseo Montalban. Politte stated that she thought Paseo Montalban was on the repaving list.
- c. San Diego County Board of Supervisors, District 3 Report – Steve Hadley
 - Distributed most recent newsletter and a piece on the asian citrus tree psyllid that is causing damage to crops in the county. Becker asked if there is an active remedy or program to eradicate this insect? Hadley suggested reporting unkept trees.
- d. Assembly Member Nathan Fletcher's Office Report – Sterling McHale, not present

7. BUSINESS.

a. **Black Mtn. Ranch PFFP Update – Angela Abeyta (Action Item)**

Dumka recused himself.

Handout – overview of changes.

Becker thanks the sub-committee for their work over the summer months on this update.

Abeyta introduced herself as the project manager of the update. PFFP was last updated in 2006 and needed to be update the project schedules and cost estimates.

The update includes a 16% reduction in the FBA fees due to changes in the timing and phasing of the community's development and facilities, addition of the senior housing fee category and the employment & office fee categories were combined.

Half of all residential has been permitted or built in BMR (half of 5400 units are permitted or completed).

- Bende stated that they reduced the overall fee by 16%, but the total of all projects went up \$7.1 million; asked her to explain. Abeyta said that its due to the timing, pushing things back. There is actually a savings based on the timing of the projects.
- John Tracanna said that the financing plan is based on cash flow. So you are looking at development as its projected to happen over a number of years and the infrastructure timing is based on the transportation phasing plan. The update is adjusting the development schedule to an updated most likely scenario based on the forecast, spreading out the transportation projects which squeezes down the rate for FY2013.
- Rhodes, Chair of the FBA Subcommittee, stated that the committee found no problems with the changes and urge support of the plan update as presented.
- Diehl noted the park related recommendation to remove the pool would not happen; pool will remain in the plan but feels there is no need. The plan update should have included park and rec issues like the off leash park, BMR park fencing which the rec council paid for, lower BMR park phase modifications, etc. Diehl would like these changes to be discussed again and modify the plan with next update.
- Bende asked that the formatting of future BMR Community Plan updates include pictures/descriptions of projects, showing ‘completed’ similar to the TH Community Plan.
- Sandstrom thanked the subcommittee for their work on this.

Motion: To approve the Black Mountain Ranch PFFP Update as presented. M/S/C – Diehl/Sandstrom/Approved, 16 in favor – 0 against – 1 recusal (Dumka).

b. **Kilroy Reimbursement Agreement between City & Caltrans, TH T-9 Bridge – Robin Madaffer (Action Item)**

Dumka recused.

Becker noted that this agenda item is continued discussion from the Land Use Committee meeting and that this reimbursement agreement is tied to the approval of the TH PFFP Update but will be considered separately.

Madaffer stated that Kilroy was approached by the City to move the project forward following the accident in 2008 that shut down access to the community for hours. It’s not about Kilroy getting out of Phase 4 improvements, this is about accelerating an improvement that isn’t in the phasing plan today. Without this action, the community would not get the T-9 Bridge anytime soon. During the LUC meeting, Kilroy was asked if they would agree to not occupy the second 300,000 sq. ft. until the bridge was built. Madaffer stated that Kilroy could not agree to that request. Kilroy would like to get a recommendation from RPPB tonight so they can move forward.

- Brooks stated she was concerned for the neighborhood and the impact of this additional building and occupancy that would create additional traffic to their access; completing the bridge gives them a 2nd egress out of their community.
- Becker added that Kilroy would be able to build and occupy 300,000 sq. ft. now with or without the bridge.
- Gore asked, isn’t the whole nature of the agreement about occupying the second 300,000 sq. ft.? Madaffer replied that was correct. Kilroy would be paying FBA fees to build the bridge. Becker said the assurance to build the bridge would trigger the occupancy of the second 300,000 sq. ft. Kilroy will pay approx. \$11 million in FBA fees to cover expense of design and build of the bridge. City would be sitting on the

cash to get the bridge built. Gore added, that he needed to be clear that in approving this agreement, Kilroy would be able to occupy all 600,000 sq. ft. before the bridge was actually completed. Madaffer agreed.

- Diehl asked for confirmation that developers can't make a claim that their FBA fees will be earmarked for a specific project. Tracanna said that was true, but the financing plan lays out the schedule of projects; the bridge design is scheduled for this year, the environmental review could take approx. 18 months so construction time as scheduled for 2015 is possible. Kilroy's schedule for construction would bring in those revenues to follow the timeline for the bridge. Diehl stated that he believes the agreement violates the law.
- Rhodes stated, the developer pays the fees but doesn't determine its use. The schedule of projects determines when the bridge would get built.
- Madaffer stated the reimbursement agreement is one piece and the footnote in the Plan Update is another that binds this project together. Kilroy's monies would fund construction for the bridge and RPPB would make that decision if these two items are approved.
- Tracanna stated that if not approved, the project would get delayed. City Engineering would need to go out to bid, hire an engineering firm or get TY Lin so there would be lost time. If the Kilroy's money doesn't come in, the project will get pushed back on the priority list until the funds are available.
- Diehl stated that this board makes recommendations to priorities, true? If not built, is the money waiting there for other projects? Tracanna said that if the revenue comes in but there is not enough for the bridge there would be a delay. Diehl noted that P-1 (South Park) is scheduled for 2013 and should be in design review right now (cost is \$4 million). Will that project have to wait until the bridge gets built? Tracanna stated that if the park is programmed for this year, then it shouldn't have to wait. Becker added that the incentive for Kilroy is to advance and feed the system; Kilroy's interest is to build out. Diehl noted that we get the money or assurance, can't have both. Would rather have money in hand, assurance could backfire suggesting the Caltrans could change project to a tunnel instead of bridge. Diehl wants to see the exhibits mentioned in the PID agreement with Kilroy before he supports it.
- Clark, stated for clarification, that Kilroy can build and occupy 300,000 sq.ft. today and the bridge doesn't get built and the community deals with it. But if we approve this proposal Kilroy can build all 600,000 sq. ft. and occupy the first 300,000 sq. ft. and then occupy the second 300,000 sq. ft when the bridge is assured. He said he is being asked to approve this on good faith that the bridge will get built, that all these prices will fall into place. His experience tells him that the project will not come in under budget and we'll be looking for additional funds to get it built. In the meantime, all 600,000 sq. ft. are occupied and the community sits waiting in good faith that the bridge gets built.
- Madaffer said the money will be there when they pull permits and she agreed that there is faith in getting the bridge built. But the bridge is not part of the plan and the community would need to do something to add it to the plan, and approval does that moving the project forward. The cost estimate for building the bridge was recently revised, going from \$9 million to \$7 million.
- Keating said he is confident in Kilroy and financial assured part of it, but the faith part is the risk goes on the community and the board. He stated that he prefers getting

- Camino del Sur completed down to Park Village and it should be a bigger priority. There are 2,500 homes in need of a second egress compared to the 300 homes in Torrey Highlands; both are in need of a second exit. Kilroy is being released from that obligation to get the secondary connection to Park Village with this agreement. Regional political pressure, not faith, got SR-56 built. This bridge will not have that type of pressure because it's not a regional project – needs an advocate. It does nothing for Caltrans, no incentive to see it completed even if fully funded. How do we get Caltrans to dedicate the staff time to move this forward? He asked if Kilroy could take the lead, be the advocate with Caltrans to close the gap between financial assurance and construction; or tie occupancy of second 300,000 sq. ft. to bridge construction whether 'Out to Bid' or 'Contract Awarded' or 'Construction Start'. With this agreement Kilroy is being relieved of Phase 4 commitments. For this benefit, can Kilroy commit to help us with the construction aspect of this project so the community and this board can approve knowing that the bridge will get built.
- Politte asked Tracanna if staff ever approached other developers with this offer? Tracanna stated that from an Engineering standpoint, they wanted to a secondary ingress/egress in the area and Kilroy potentially had 600,000 sq. ft. approved to be built. Politte asked if they were the only developer that could provide enough fees to cover this expense? Rhodes stated that the only other developer would be himself and Kilroy impacts that area when they build their project (SFS II & III), that's why they were asked. Kilroy would be relieved of their portion to complete Camino del Sur south to Dormouse. Politte asked how much would they be relieved of? Rhodes stated that Kilroy is on the hook for all of Phase 4 and would pay those fees to get the additional 300,000 sq. ft. sooner.
 - Rhodes stated that the subcommittee has solved a number of issues, but there are two issues that RPPB needs to deal with: 1) Kilroy and 2) Footnote 8. If the board wants to deal with it all, the subcommittee could work on those over the next 30 days.
 - Sandstrom said there are 3 pillars to get this bridge done: 1) Design, 2) Finance 3) Construction. Kilroy builds just 300,000 sq. ft. with occupancy and the bridge is not built. We have the opportunity to get the financing and design of the bridge done by approving this agreement. About 65% of Caltrans employees are engineers so worrying about staff time is irrelevant. The reason we got SR-56 build 5 years ahead of schedule was because private engineering did the bulk of the work, the design, approved by Caltrans. Yes, we risk getting 600,000 sq. ft. and no bridge, but said he would take that risk over 300,000 sq. ft. and no bridge for a very long time. It's easy to say 'no'. The risk is to not miss an opportunity of a designed project handed to Caltrans.
 - Bende recommended that RPPB take the time to review all exhibits before making a decision. 'Assurance' deals with financially assured and Kilroy is not the bad guy here; adding that Rhodes was asked to do things to get his project approved, now Kilroy is being asked. The critical piece is building the political will, asking for support from BOS, Assembly member, Senate and City Council to push Caltrans to get the bridge built. He would like Kilroy to bring back next month, some political assurances for us to hang our hat on. Which offices can provide us those assurances that this bridge will get built?
 - Parker asked if Kilroy has met with Caltrans yet? Madaffer stated that Kilroy has met with Caltrans, had discussions with City engineering and TY Lin, and Caltrans has

been involved in this. A Cooperative Agreement between the City and Caltrans to deliver the design plans has been created and tied to RPPB approving Kilroy's agreement with the City?

- Keating asked who the Caltrans Project Manager was? Tracanna/Madaffer were unsure of name.
- Surban stated he would like to see the exhibits.
- Bende asked if a Caltrans project manager could come to our October meeting or an MOU or Letter of Intent or something to share their commitment. Tracanna was unsure if Caltrans would put anything in writing, but will ask. Tracanna added that he had invited City Engineering to attend tonight, but they had a conflict.
- Becker added, to keep the dialogue going.
- Loucks asked that City Engineers be present. Tracanna will invite to October meeting.
- Shoecraft said he wanted to see the exhibits, noting that the Torrey Highlands representatives seemed to be in favor of the project. Becker clarified that Sandstrom was in favor but the others seemed to be on the fence.
- Robert Little (Kilroy) stated that this agreement is the nexus to get the political will and get the bridge built. Having the money in place and having this agreement approved is the nexus to get the political will to then get Caltrans to fund (build) it. Kilroy wants to get the bridge built for the community.
- Becker compared this decision to "Which of your 2 children do you like best" Camino del Sur or T-9 Bridge; adding that releasing Kilroy from fees may cause Camino del Sur to not get built. This is an opportunity that may not come again, but there are still 2,200 homes that won't have a 2nd way out.
- Tracanna stated that both projects are intended to go forward.
- Becker stated that the other project would be done working with the City; Caltrans is the wildcard for the bridge project.
- Bende asked how much is in TH FBA today in cash? Tracanna said it was approx. \$24 million. Bende added that nothing would get done moving south of SR-56 to Dormouse until Rhodes starts pulling permits for his project. Then the cost to get all those roads through Rhodes Crossing and the Carmel Mtn. Rd. bridge would be approx. \$29 million (as stated in the FBA). The FBA has \$24 million and needs an additional \$5 million which Rhodes Crossing would have to pay.
- Rhodes added that Rhodes Crossing still needs a biological opinion to get permits, adding that Camino del Sur will not get built without Rhodes Crossing development.
- Bende added that monies will be born on market conditions adding that it's an either or – bridge or road – but road is dependent on Rhodes Crossing moving forward.
- Becker stated that this action item would be on the October agenda allowing time to review the missing exhibits and hopefully get Engineering's input.

Motion: To table until the October RPPB meeting. M/S/C – Bende/Politte/Approved, 15 in favor – 1 against (Sandstrom) – 1 Recusal (Dumka).

c. **Torrey Highlands PFFP Update – Charlette Strong Williams (Action Item)**

Dumka and Rhodes recused themselves.

Becker stated there may be an interest to table this item.

Rhodes stated that City staff have been stellar working with the subcommittee on this. There are two issues: 1) the Kilroy changes and 2) footnote 8 language needed clarification. He would like to see RPPB approve all changes except those two items or RPPB could wait and approve it all next month.

Becker suggested that we go through the Update changes, but believed it would come down to these 2 items mentioned by Rhodes.

Charlette Strong-Williams, project manager for the TH PFFP Update, stated the proposed update includes a 26% decrease in FY 2013 fees over the current FY 2013 fees were achieved by revising the development schedule, reducing the cost accelerator from 7% to 4%, and revised the construction schedule. The update adds Note 7 (describing the Kilroy occupancy agreement in exchange for the design & assurance of the T-9 Bridge), Note 8 (the definition of 'Assurance') was added, and removal of T-10 (Pedestrian Bridge over Camino del Sur).

Becker noted that RPPB's goal was to go through all our concerns so next month we could vote on the update.

- Rhodes reviewed what the subcommittee achieved. 1) Fees were so high, the fee was reduced 26%, 2) We're not going to address the Library or the BMR Community Pool in this go around. 3) Moved some recommendations to a future update: Widening of SR-56 and the Northbound SR-56 to I-5 connectors which don't allow this community to build out.
- Shoecraft asked about 2 issues one being Kilroy and the second was what? Rhodes stated that they pertain to community build out for Torrey Highlands, ie. the Widening of SR-56 language in footnote 8 of the Transportation Phasing Plan (Phase 5) still needs tweaking.
- Bende asked Rhodes which portion of Footnote 8 on page 135 needs clarification? Rhodes stated that it was 'f'. Rhodes would prefer to work with staff on new language and review in October.
- Tracanna stated that verbage a-f is needed for clarification. The Traffic Phasing Plan has the project for Northbound Connectors which could be an impediment when we get to Phase 5 and Torrey Highlands commitment to the project. Rhodes stated the footnote verbage is not what the committee recommended.
- Surban asked if in exchange for accelerating the T-9 Bridge, that Kilroy would be relieved of Camino del Sur commitments as well as future Phase commitments?
- Becker stated that page 17 defines it better.
- Rhodes stated Kilroy can move forward right now but Camino del Sur and Carmel Mtn. Rd. completion will hold them up now, hence the agreement. The Footnote allows them to move forward, build sooner.
- Bende said it's a matter of when Kilroy puts the money up. Bende asked if a fee deferral agreement would be allowed adding that he does not want Kilroy to be allowed to enter into a deferral agreement. Diehl said that it's a Council Policy that allows any developer to do it. Things change, politicians change. Bende said that he wanted the community to have the money in hand which would eliminate any future excuses. Kilroy should not be allowed to enter into a fee deferral agreement.
 - Bende asked if Kilroy would be paying present day FBA fees or the new reduced fees? It was confirmed that they would pay the reduced fees if Update is approved, 26% less than today's rate.
 - He added that the maps on page 80 need to be graphically clean.

- Asked where the Wildlife Rescue Center in the plan came from? Rhodes, Tracanna & Sandstrom confirmed the Wildlife Center was a requirement of the EIR.
 - Diehl asked why the T-9 Bridge was not in the Transportation Phasing Plan? Sandstrom said the bridge was not originally in the TH Subarea Plan. Rhodes stated that the location of SR-56 was under review and the final route affected the Joint Operation Center and Torrey Meadows so the bridge was never included. Diehl asked if it should be added to the PFFP adding that Santa Fe Summit is mentioned in the plan. Diehl said that for the next update, he would like us to review the needs of the pool & library again.
 - Gore asked about size and location of P-1 (South Park) and if it was a 5 acre standalone park or tied to the school. Rhodes added that PUSD hasn't resolved the school location. Sandstrom added that Stan Fry came to RPPB one time saying that the City is not developing 5 acre parks any longer. Gore asked if this park is moving forward. Tracanna stated, it needs a GDP completed; City is making adjustments to allow for small parks.
 - Becker said the notes for T-3.1A and T-3.1B should remain; he found a hard copy of the final EIR language, drawings and SDP 410248 to forward to Strong-Williams to put notes back into the PFFP. Rhodes stated there is an EIR for Camino del Sur (T 3.1A & B and T 3.2A & B) which Becker will forward to Strong-Williams. Becker will also forward the Kilroy agreement exhibits (emailed to him this afternoon by staff) to RPPB for review and asked that the graphics be cleaned up for T-9 and T-14. Asked that Strong-Williams look into the fee deferral issue that Bende mentioned.
 - Rhodes asked that subcommittee, engineering, and Kilroy meet again before October meeting. Tracanna would look into coordinating that meeting or at least meet with engineering by phone.
 - Diehl noted the cash flow, Table 7, says that in 2020 there would be a reserve of \$8 million; Rhodes stated that is was previously \$13 million and the changes reduce it?
- d. **Torrey Highlands Community Monuments Update – Steve Gore (Informational Item)**
- The LMAD has agreed to the design of the monuments but the logo has been on the table for discussion. The community is being invited to vote on logo design choices via a Facebook poll at <http://Facebook.com/TorreyHighlands>. Gore distributed a handout showing the logo designs being considered. The LMAD is planning to conclude the vote and make a decision by October 1st. Becker stated the logo is branding for Torrey Highlands.
- Politte asked if they really want just anyone voting on the logo? Gore said that it's been going viral, over 1000 people have viewed the different graphics. Politte asked if they using the poll feature which allows visitors to vote just once; Gore said they are voting by 'Like' button for each individual graphic.
 - Discussion of the monument sizes and the logo sizes. Macshane is concerned that the size is viewable as people drive by. Gore said the signs will say Torrey Highlands and the logo is just branding.
 - Politte said that is similar to the monuments approved for Rancho Peñasquitos.

8. REPORTS.

a. Chair Report – Jon Becker

- Report from CPC Meeting:
 - Becker stated that the CPC is helping coordinate CIP Training for planning group members and invited RPPB members to attend. Politte forwarded the training details to RPPB members. Becker noted that RPPB is ahead of most of the planning groups. The training will explain a new process which will help expedite City budget planning. Each group will be asked to submit a prioritized list of Capital Improvements projects.
- Agenda in October will include BMOSP Trails EIR, Ong Residence, Camelot, TH PFFP Update and Kilroy Agreement.
- The Public comment period is open on the Draft Negative Declaration for the Climate Mitigation and Adaptation Plan for the City of San Diego. Notice dated Aug. 30th and comment period is through October 1, 2012. Brief explanation of the CMAP, and if approved would supersede AB32. Politte will scan and distribute.
- Becker noted that Sellers is probably stepping down. Politte suggested that Becker contact Sellers and added that Evelyn Drobnicki has previously shown some interest in the position over the past couple years, but has not attended a meeting after being informed of the requirement to run for the position.

b. Vice-Chair Report – Joost Bende, no report

c. Secretary Report – Jeanine Politte

- The property involved in the Residential Care Facility inquiry we discussed last month is now on the market. The owner had completed the remodel which increased the number of bedrooms to 7.
- Sewerline installation and SPS 62 – The work around the school was completed prior to school starting, the construction caused 2 power outages due to mismarked utility lines. The street light adjacent to the park is still not working. Politte has been in contact with Rolf Lee about a few issues during the construction. It doesn't look like they are going to be working on the 3 sewer lines between Paymogo and Montanoso (easement) until September 16th due to CEQA and SDP biological restrictions. They will begin working on SPS 84 done. It's been extremely dirty and dusty.
- Mr. Carey has been sending numerous emails over the summer about his concerns, Casey Smith has been actively involved in remedying those concerns and now Millstein is on board.
- The home on Trail Dust with potential illegal driveway access to Twin Trails is legal. Janie Hoover found out that the owner did get a variance a few years after it was built. The renter does have a home occupation and a City Business Tax Certificate and he seems to be in compliance with City regs. The only thing staff was not able to assess is whether the garbage pick up on Twin Trails is an issue. Politte asked Hoover to follow up with environmental services and let her know.
- Mr. King (resident concerned about Calle de las Rosas stop signs addition) emailed asking that the stop signs be removed as they were not effective. Politte forwarded the email to Millstein, Bende and asked Keating to reply. The signs have not been in long enough, but another study needs to be done to assess the speeds.

d. Standing Committee Reports:

- Land Use (Thom Clark)
 - All projects are coming back.

- Telecomm (Darren Parker)
 - Parker said that only one of two proposed projects attended the committee meeting.
 - Parker and Tim Henion, T-Mobile's representative, briefly described the Evergreen Nursery project that would renew an existing CUP and PDP with a 10 year extension.
55' mono-palm with 12 antenna that will be scaled back to 6 leaving room for 6 more in the future. Plan calls for maximum number of fronds (68) accommodated by the structure and the addition of socks. This will be a 4G installation.
 - Clark asked if the palm had been modified since 2001? Henion did not believe so.
 - Politte asked if arms would be shortened to bring antenna closer to the trunk of tree? Would that be possible; Parker said they are looking into that. Politte asked if it was less expensive to leave it and not replace the arms; Henion said, yes.
 - Becker asked if there is irrigation and additional palms are added to the plan; Henion said there is irrigation and original live plants are shown on the plan. Becker added, the project will be on October agenda as an action item.

- e. Ad Hoc Committee Reports:
 - FBA/PFFP Prioritization (Keith Rhodes)
 - Becker stated the Catholic Church property on Carmel Valley Road – fees to develop.
 - Cresta Bella/Doubletree (Jeanine Politte)
 - Politte will contact Bella Fridman on the status of a new permit to remedy RPPB's concerns: old driveway approaches being replaced with proper sidewalks/curbs and damaged sidewalks surrounding property. Discussion about whether the sidewalk damage was preexisting and whether Cresta Bella will be held responsible and the Planning Dept. lapse by not including removal of the old driveway approaches as part of Cresta Bella's approved permit.
 - Our Lady of Mt. Carmel (Joost Bende) – no report
 - Santa Fe Summit II & III (Scot Sandstrom)
 - Rhodes suggested having discussions with Kilroy directly, not through the lawyer; keep in mind that we should look at getting the most out of this opportunity.

- f. Liaison and Organization Reports:
 - Black Mountain Open Space Park (Bill Diehl) – no report
 - DSD Facilities Financing (Bill Diehl) – no report
 - MCAS Miramar Community Leaders Forum (Dennis Spurr) – no report
 - PQ Fire Safe Council (Dennis Spurr)
 - Shoecraft reported that as of the end of July, Brush Management crews had inspected 50% of canyon rimmed properties, 10 % of them were in violation and half of them have corrected those violations. They should be close to finishing up the inspections soon.
 - Fire Watch (Town Council) meeting will be in October.

- PQ Town Council (Mike Shoecraft/Cynthia Macshane)
 - Macshane stated that financial reports from the Fiesta were reviewed.
 - In process of pulling down the old banners.
 - Surban said, the Town Council is looking at creating micro-business improvement district. Shoecraft added, the Town Council didn't get the grant for it.
- PQ Recreation Council (Steve Gore)
 - Diehl reported that the Council approved expenses related to gymnastics equipment and cricket.
 - There will be a meeting next week to discuss the dog park's water fountains and shade structures.
 - There is a gentleman who wants to donate tot lot equipment for Rolling Hills Park; unsure of details. The park is in line for upgrades.
 - Upgrade to Views West Park should begin in October/November.
 - Diehl caught a guy illegally dumping of construction debris at BMR Community Park; reporting was a problem even with license plate and detailed information.
- Los Pen Canyon Psv CAC (John Keating) – no report
- Park Village LMAD (Jon Becker)
 - Ready to fund some ranch rails, replace wood with concrete bordering canyon entrances.
 - Still planting magnolias and Hong Kong orchids.
 - New LMAD rep is Robert.
- Torrey Highlands LMAD (Darren Parker/Steve Gore)
 - Gore said the LMAD has approved new landscape company to handle all maintenance issues, unsure of company name. Becker noted that Landcare Logic also has a construction arm.
 - Diehl asked if the outstanding bonds had been cleared? Sandstrom said that all have been released except Camino del Sur. All of Torrey Santa Fe, Torrey Meadows and all of Carmel Valley have been released. The fees (on property tax bill) were suspended for 4 years and they come back online in June 2013.
- Peñasquitos East LMAD (Bill Diehl)
 - Diehl stated that the contractor was terminated when the City audited him and he couldn't provide the records.
 - Monument signs are in limbo; Diehl spoke with the contractor 6 months ago and was told that the texture/color was not acceptable. Politte said the one up on the north end (Carmel Mtn. Rd. south of Peñasquitos Dr.) has been re-stained to more tans/browns. Diehl will follow-up with Casey Smith.
- Transportation Agencies (John Keating) – no report

Macshane asked about the banners that Town Council puts up and who put up the arms on the lamp posts.

- Becker said he thought that the banners were to be removed once through their lifecycle, and that was part of the approval; Adrian Kwiatkowski was Town Council president. Becker added that he thought RPPB opposed setting up the banner district.
- Diehl agreed with Becker, that the Town Council set up the Banner District and RPPB had nothing to do with it.

- Shoecraft confirmed the Town Council owns the Banner District and suggested that the arms stay up for if /when a revenue generating program gets developed for the banner district and they can begin to hang banners again.

The meeting was adjourned at 10:37 pm.

Respectfully submitted,

Jeanine Politte
RPPB Secretary

Approved 10/3/2012; 16 in favor – 0 against – 1 abstention (Spurr).