



Rancho Peñasquitos Planning Board Meeting Minutes

March 2, 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, Brigitte Rosendall, Mike Shoecraft, Susan Sindelar

Absent: Brooke Whalen

Community Members & Guests (Voluntary Sign-in): Pamela Blackwill, Thom Clark, Jennifer Burstedt, David Abramson, Robin Edwards, David Fege, Mary Fox, Efren Cuaresma, Amber Vlasnik, Melissa Harris, Tamra Barker, Howard Barker, Lisa Arnold, Steve Sanker, Mark Thompson, Bonnie Beames, Cynthia Fuller, Anne Fege, Fernando Hernandez, Fredrick Ludden, Gloria Kuramoto, Thomas Monroe, Jacqui Higgs, Sandi Toolson, Jon Burnard, Pam Stewart, Mary Ann Eisele, Sebastian Capella, Frank Landis, Craig Louden

1. The meeting was called to order at 7:39 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present.

2. Agenda Modifications: Yes.

Motion: To add item at the end of the Business agenda to Approve Expenses for the Renewal of 3 Domain Names & Reimbursement. M/S/C – Becker/Gore/Approved, 14 in favor – 0 against – 0 recusals/abstentions.

3. APPROVAL OF MINUTES: February 3, 2016

Motion: To approve the February 3, 2016 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C – Shoecraft/Pater/Approved, unanimous (18 in favor – 0 against 0 recusals/abstentions.

4. Public Safety Agencies: Not present

5. Public Forum:

- a. Jeff Powers (speaker slip) – Asked that the Citizen's Plan be on the April meeting agenda as an Action Item to approve a resolution in support of the plan. He briefly reviewed the Plan and benefits and provided a copy of a draft resolution they would like RPPB to sign.
- b. Amber Vlasnik (speaker slip) – Concerned with pedestrian safety issues at the intersection of Stargaze Avenue & Oviedo, near Black Mtn. Middle School and Sunset Hills Elementary. She noted that she would like better signage and crosswalks, and she has spoken with John Keating about the issues with pedestrian safety.

- Keating noted that Stargaze is too steep for speed humps. The City does not practice placing crosswalks at stop signs, but there are some remedies we can look into. RPPB will ask Traffic Engineering to check into adding some calming measures, crosswalks, etc. If City Traffic Engineering responds that the intersection doesn't warrant mitigation, we can request some remedies via the political route through Councilmember Kersey's office. Keating will follow up with Traffic Engineering. Keating provided a handout with recommendations he will discuss with Engineering and Councilmember Kersey's office.

- c. Susan Sindelar (speaker slip) – Los Peñasquitos Elementary School's BLAST Extended day Program for low income students is looking for golfers; golf tournament fundraiser is on May 16th at Vineyard Golf Course.
 - d. Bill Diehl – Rancho Peñasquitos Rec Council is holding their annual Spring East Hunt on March 26th at 10:00am sharp at 4 neighborhood parks (Rolling Hills, Ridgewood, PQ Creek & South Village). No party jumps this year. The Easter Bunny will be there as well as face painters.
6. ANNOUNCEMENTS & INFORMATION ITEMS:
- a. San Diego City Planning Dept. Report – Michael Prinz
 - Becker inquired on the status of the Merge 56 project review? Prinz replied, staff is still reviewing all aspects of the proposed project including the roadway (Camino del Sur).
 - b. San Diego City Council Member Mark Kersey, District 5 Report – Kyle Rodenbo
 - Rodenbo noted his appreciation for the input of public opinions shared during the LUC meeting on The Preserve at Torrey Highlands project. Councilmember's can't respond to inquiries until it goes to City Council for a vote.
 - Rebuild San Diego – Councilmember Cole offered an amendment to the proposed infrastructure funding measure and the revised version should be back to City Council on March 8th. It will be on the June ballot.
 - Rodenbo noted the remodel and grand reopening of the Vons on Black Mtn. Rd.
 - Councilmember Kersey will be at PQ Little League's Opening Day Ceremonies, noting the league has 660+ participants this year. Both Councilmembers, Kersey & Cate, will throw out the 1st pitch.
 - Councilmember Kersey will be participating in the Jr. Achievement Day on March 10th at Willow Grove Elementary.
 - c. San Diego City Council Member Chris Cate, District 6 Report – Daniel Manley
 - Manley reported that he is the lead contact in Councilmember Cate's office regarding The Preserve at Torrey Highlands proposed project.
 - Councilmember Cate will attend the PQ Little League Opening Day Ceremonies also. He participated in PQ Girls Softball Opening Day Ceremonies last Saturday.
 - Black Mtn. Rd. northbound repairs were completed on February 20th and southbound lanes were repaired on February 27th; all smoothed out now. The transition from the bridge to asphalt is within the acceptable range.
 - Councilmember Cate approved \$500 towards the YMCA Farmer's Market and \$5,000 went to the Rancho Peñasquitos Library for tables and chairs in the children's room.
 - On February 29th, Councilmember Cate held his State of the District and recognized Sophia Righthouse (Rancho Peñasquitos resident) as Leader of the Year. They also collected 90 pairs of pajamas for the needy.
 - Mary Ann Eisele commented on the SR 56 bike path, where it comes out right onto Carmel Mtn. Rd. She has concerns about safety as there is no signage warning users or drivers.
 - Manley will look into.
 - Keating noted there is a curb and the ramps will be mitigated with upcoming construction.
 - Diehl noted the PQ Rec Council has been asked for projects at Canyonside and PQ Creek Park, adding that they have a 20 year needs list.

- Patel mentioned the YMCA's Certified Farmer's Market begins on April 30th at the parking lot adjacent to the dog park on Salmon River Rd. Sindelar noted that the YMCA is on the agenda.
 - d. San Diego County Supervisor Dave Roberts, District 3 Report – Harold Meza, not present
 - e. CA Assembly Member Brian Maienschein, 77th District Report – Lance Witmondt, not present
 - Politte referred to Witmondt's email, noting that updates from the Assembly member can be found via his online newsletter at <https://ad77.asmrc.org/newsletter/14988>.
 - 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. **Review of Current Community Plan Amendment Initiations and RPPB's Request for a Holistic Review of Rhodes Crossing, Merge 56 & The Preserve at Torrey Highlands (Diocese Property) Projects** – Keith Rhodes, Rhodes Crossing (Information Item)
 - Rhodes reviewed the Rhodes Crossing Tentative Map which included all surrounding projects (Merge 56, Rhodes Crossing and the Preserve at Torrey Highlands) adding that the Community Plan Amendment Initiations (CPAI) for the 3 projects were approved by the Planning Commission in 2013. He also noted that KB Homes started on the lots south of SR-56 today.
 - Rhodes reviewed his project by Lot #, comparing what was approved in 2004 to what he is currently proposing. Lot 2 is currently approved for 38 units and Rhodes Properties is proposing 75-85 small lot homes. Lot 8 is approved for 14 single family homes and proposing 120 units (3-story walk ups which could be condos or apartments). The site approved as the park is being proposed for 40 units (2 buildings of 20 units each). This map is what the community has seen before. He added that there is no guarantee that the proposed changes will be approved. He said that he wanted to give a brief overview of the area and CPAI(s) because new board members and residents may not be aware of the proximities and have not attended Land Use Committee meetings or other community meetings where the project(s) have been discussed.
 - A community member began to ask a question, but Buckner noted that there would be no questions/discussion tonight as the agenda item was for information only. Buckner added that RPPB asked them to come in and give us an informational update on their project because Rhodes Crossing and Merge 56 have not updated the board in at least a year.
 - Becker asked if Rhodes Properties has submitted an application for the proposed project to the City yet? Rhodes replied, no; they are still working through some environmental issues that impact his project.
 - b. **Rancho Family YMCA Update** – Mark Thompson, YMCA (Information Item)
 - Mark Thompson reported that Rancho Family YMCA membership is over 5,000 members, the largest they've had in 30 years of operation. He added, 8% of their members are on financial assistance. The YMCA gives back to the community; offered \$178,000 in free programs to the community's served by the Rancho YMCA. The YMCA has received permit approval from the City to hold a weekly Certified

Farmer's Market beginning on April 30th. The Market will be held every Saturday from 9:00am – 1:00pm in the upper YMCA parking lot on Salmon River Rd. next to the Dog Park. The YMCA has committed to hold the Market through Fall 2016 and then will assess if it should continue.

- Egbert inquired about the vendors and types of food that will be available? Thompson replied, vendors will sell fresh, locally grown fruits and vegetables and no crafts. They plan to start publicizing the Market as the vendors/numbers stabilize. The vendors will pay to participate but Thompson added that the YMCA does not plan to make money from the Market.
- Diehl referencing the member numbers, asked Thompson to talk about changes to the membership benefits. Thompson replied that now, when you join the YMCA, you become a member of all the YMCAs and can access all facilities; started in January 2016. He added, the YMCA's current fundraising campaign ends tomorrow night with a celebration; goal was \$210,000.
- In response to questions, Thompson added that they hope to have 40-50 vendors each week. There are 140 parking spaces in the parking lot, should be plenty of parking for shoppers.

c. **Letter of Support for the RP Town Council's Fiesta to submit with their Grant Application** – Darshana Patel, RP Town Council (Action Item)

- Patel noted that RPPB has annually written a letter in support of the Fiesta put on by the Town Council.

Motion: To approve submitting a letter of support for the RP Town Council's Fiesta.
M/S/C – Patel/Sindelar/Approved, 18 in favor – 0 against – 0 recusals/abstentions.

d. **Appointment of Thom Clark to Fill Vacant PQ District 3 Seat** – Corey Buckner (Action Item)

- Politte reported that RPPB had received an application from Thom Clark to fill the PQ District 3 vacancy. She asked Clark to introduce himself and share why he wanted to rejoin the board.
- Clark reviewed his previous 5 years on the planning board and reasons for rejoining the board. In his previous tenure, he served as Board Chair and LUC Chair.

Motion: To approve the appointment of Thom Clark to fill the vacant PQ District 3 seat for the remainder of the term. M/S/C – Becker/Gore/approved unanimously.

e. **Appointment of Pamela Blackwill to Represent Rhodes Properties, Commercial #1 Seat** – Corey Buckner (Action Item)

- Politte noted that Rhodes had offered to step down from the board back in February. His decision was made to alleviate some election issues that we would encounter this year with the number of board members serving 8 years or more. The Commercial seats are held by our largest land holders/developers and as such Rhodes Properties is asking that Blackwill be appointed to represent them on the board for the remainder of the term.
- Blackwill noted that she works with Keith Rhodes on the Rhodes Crossing project. She added that she grew up in PQ District 1 and is looking forward to participating on the board.
- Egbert asked about her relationship with Rhodes? Blackwill replied, she is an employee, she is family and part owner in original Rhodes Crossing tentative map.

Motion: To approve the appointment of Pamela Blackwill, representing Rhodes Properties, to the Commercial #1 seat for the remainder of the term. M/S/C – Politte/Butler/Approved unanimously.

- Politte noted that Blackwill would need to take the Community Orientation Workshop (COW) offered by the City, as she had not taken it previously. Politte added that Clark had previously completed the COW.

f. **2016 RPPB Election Results** – Bill Diehl, RPPB Election Ad-Hoc Committee (Information Item)

- Diehl reported the election results as follows:
PQ D-2 Stephen Egbert
PQ D-4 Mike Shoecraft
PQ D-6 No Candidate
PQ D-8 No Candidate
PQ D-10 Darshana Patel
PQ Renter-At-Large Brian Reschke
BMR-2 Chris Butler
TH-2 Candidate not elected, no votes cast
- Politte noted that Brooke Whalen was out sick and unable to vote in the TH-2 contest; she is interested in being appointed to fill the vacancy in April. The TH-2 seat was declared vacant.
- Egbert asked how many votes were cast? Diehl reported approximately 33 ballots were cast.
- Politte noted that D-6 & D-8 had no candidates. Brigitte Rosendall, current D-6 member (lives in D-6) can be appointed to fill the vacancy at the April meeting and be seated at the May meeting. Cynthia Macshane (lives in D-7) was appointed to fill the vacant D-8 seat a few months ago. Macshane can be reappointed to D-8 after 120 days if she desires to apply again. If someone from the district comes forward first, they could be appointed at the next board meeting. D-6 and D-8 seats were declared vacant allowing applicants to submit their applications for appointment.
- Patel asked if an appointee from a district would need to attend 3 meetings before being appointed to fill the vacancy? Politte said no, that only applies to running in an election.
- Sindelar asked if the board would be meeting in August? Politte noted that the board would need to approve whether we go dark in August per our Bylaws. If RPPB does not anticipate any agenda items coming forward in August, they could vote to not have an August meeting and suggested putting it on the June agenda.
- Egbert asked if D-6 & D-8 would become vacant at the end of this meeting? Politte replied yes, as well as TH-2.
- Butler asked for clarification, BMR/TH at-large or PQ district seats can be held by homeowners or renters? Politte replied they must be a resident of the home, an owner or renter of a residence within the district or at-large seat boundaries. Exception is filling a vacancy after 120 days with a resident from an adjacent district boundary.
- Sindelar asked if Whalen would need to submit another application to be appointed and would she take her seat at the meeting following approval of her appointment, if she is still interested. Politte replied, yes.
- Diehl asked if we need to certify the election results tonight? Politte said the results are final upon the announcement tonight but must be ratified at the April meeting per

our Bylaws. Any challenge to the election results must be made within 24 hours of announcing the results.

g. Peñasquitos Village Neighborhood Park Contributions – Bill Diehl / Jon Becker

(Action Item)

- Diehl noted the Peñasquitos Village Neighborhood Park (next to Los Peñasquitos Elementary School) is unfunded in the FBA with a tentative cost to develop set at \$10 million. He talked with Herman Parker, Park and Recreation Dept. Director, and Andy Field, Assist. Director, who are in favor of developers building parks and then turning them over to the City. It costs less and gets completed faster. Here is an opportunity to get the park built sooner. If the developer is interested in building the park, do we need approval to start talking with them?
- Becker noted that Lennar may be interested in developing the park as part of their Pacific Village redevelopment project in lieu of FBA fees. He asked if the board should formally approve of him and Diehl talking with the developer and City staff about its feasibility? There are no guarantees that the developer would agree, but this opportunity provides the best value for completing the park.
- Buckner noted that developers have developed turn-key parks as a part of their project in the past. RPPB could make a motion to support the Rec Council's request of the developer to build the park and that it be turn-key.
- Diehl added that the park is the number 1 unfunded priority on our priority list.
- Butler asked if there are other undeveloped parks in Peñasquitos? Diehl replied this is the last undeveloped park in the community plan.
- Becker/Diehl noted that the developer can do it much cheaper than the City. The \$10 million is an estimate. The GDP for this park was planned many years ago. The site is a hillside with lots of grading required.
- Politte asked when the cost to build the park was last revised? Diehl said, in 2014. Politte noted, she remembered hearing that the cost was probably more like \$15 million. Diehl noted discussions with Dumka where it was suggested that it could cost approximately \$1 million per acre to grade.
- Buckner noted that grading could be an issue. The City requires that Community Parks be approximately 25 acre sites. Hilltop Park was graded to 10 acres instead of the full 25 acres due to costs being so high. The community acquired the property for Views West Community Park from PUSD when they determined they didn't need the site for an elementary school. The ball fields originally planned for Hilltop Park were put at Views West Park and other FBA monies were moved to BMMS for the gym and tennis courts at Canyonside Park. The community can work with the developer and the city to get these things done.
- Sindelar asked if we move to approve supporting the Rec Council in initiating conversations with the developer and City staff, what kind of involvement would we have if any and would that be problematic for the Rec Council? Becker said that it is really just to initiate conversations with the developer and City and have RPPB members attend. It is a unique opportunity for us to be involved in initiating this conversation.
- Diehl said that he spoke with Charlette Strong about the FBA. Because the park is not programmed yet, it is up to RPPB to prioritize and plan the expenditure for this project. He added that most board members are in favor of building this park and have been for years.

- Sindelar clarified, is there a concern that we could be viewed as approving or denying the project based on whether they agree to build the park? Becker noted these would just be initial conversations with Lennar. They would still have to come back for approval of the development.
- Keating asked if these could be considered as extraordinary benefits? Prinz replied, it does not serve as a means for the developer to get project approval by avoiding policies/development requirements; they will be required to comply with zone requirements.
- Rhodes noted, this would be a means, building the park in lieu of paying FBA fees; either pay FBA fees to the City who could build the park or a project determined by RPPB or build the park in lieu of paying some FBA fees? Rhodes also noted they would have to pay a prevailing wage and go through all the requirements.
- Gore suggested this could set a precedent whereby Lennar supports the neighborhood in which they are developing. It would also make sense that we could do the same thing with The Preserve whereby they could offer or be asked to build a park project in Torrey Highlands in lieu of paying FBA fees. Same principal whether it's a park or the T-9 bridge. If money keeps getting tied up, these projects will take forever to get built.
- Buckner asked Diehl, what he would like to see from RPPB? Diehl noted that the Rec Council understands this may be best way to get the park built soon.
- Prinz added, RPPB could make a motion for the developer to pay for the park and then he can take it back to staff to initiate the conversation with the developer.
- Buckner asked if the Rec Council has discussed this and approved asking the developer to build the park? Diehl said they have not voted to do so, but they are in favor of discussing this option with the developer. Gore added, the Council is in favor of getting the park built. Buckner prefers that RPPB support the Rec Council, not step on their toes.
- Prinz said the Lennar project has had their preliminary review and are currently in their first formal review so the timing of park discussions is good.

Motion: To support developer built Peñasquitos Village Neighborhood Park and support the Rec Council having discussions with staff and developer. M/S/C – Diehl/Reschke/Discussion.

- Diehl said, the park was originally planned with the development of Montana Mirador.
- Buckner added, Montana Mirador and Paseo Cumbres were originally proposed to develop the land between Sundevil Way and Avenida Maria (MCHS area and RPPB's PQ Dist. 1) with 800 + homes with multiple neighborhood parks. After many revisions, the developments were never built and the land was purchased and transferred to BMOSP.
- Sindelar asked for clarification on the motion; the motion's language was revised as a group.

Motion: To support building the Peñasquitos Village Neighborhood Park and support the Rancho Peñasquitos Rec Council having discussions with staff and the Pacific Village project developer. M/S/C – Diehl/Reschke/Approved unanimously.

h. **Approve Expenses for the Renewal of 3 Domain Names & Reimbursement** – Jon Becker (Action Item)

- Becker reported, RPPB's three domain names are up for renewal with GoDaddy.com (RPplanningboard.com, THplanningboard.com and BMRplanningboard.com). Thom Clark has agreed to pay to renew them for 1 year and will submit his receipts for reimbursement.

Motion: To approve the renewal expense for 3 domain names and to be reimbursed from the CPG allotted budget through the Planning Dept. M/S/C – Becker/Patel/Approved unanimously.

8. REPORTS.

- a. Chair Report – Corey Buckner
- b. Vice-Chair Report – Jon Becker

- Becker reported that RPPB received multiple notices that Politte will pdf and distribute to the board (Notice of Right to Appeal Environmental Determination for the following: PQ Fiesta, PQ 5K/Pancake Breakfast, SD Century Bike Tour 2016, MVMS Fun Run, Black Mtn. Rd. Water Main Break Emergency Repairs), Notice of Application for Pacific Village (Lennar Project at Peñasquitos Village). The Notice of Preparation of a EIR for The Preserve at Torrey Highlands/Scoping Meeting will be distributed to our community distribution list.

- c. Secretary Report – Jeanine Politte

- Doubletree update – The guest rooms are completely renovated. The main buildings' lobby, meeting rooms and restaurant/bar renovations should be complete in approximately a month. The tennis court fencing is still down from the wind storm but they have contracted to have it repaired. Becker noted the property is on the market, looking for potential buyers.
- Egbert asked the new name of the hotel? Politte replied, the new name is the Hotel Karlan, Doubletree Resort - San Diego.

- d. Standing Committee Reports:

- Land Use (Steve Gore)

- Gore reported, the LUC meeting was proactive in giving the community an opportunity to voice their concerns about The Preserve at Torrey Highlands proposed project. He added that Prinz was also available to answer questions at the meeting. The committee will collate the concerns and share with the developer adding that Cisterra did have a representative at the meeting to listen to those concerns.
- Becker noted that we have done the same thing with Merge 56.
- Parker asked if people were concerned with the Community Plan amendment? Becker/Gore said yes, but they tried to structure the discussion on issues with the project; many people wanted it to stay as entitled or what they are used to seeing which is undeveloped.

- Wireless Communications Facilities (Darren Parker) – no report

- Diehl asked about the status of the Ridgewood Verizon project? No news.

- e. Ad Hoc Committee Reports:

- Media/Communications/Website (Brooke Whalen) – not present

- f. Liaison and Organization Reports:

- Black Mountain Open Space Park (Bill Diehl) – no report

- Community Funds (Bill Diehl)

- Diehl reported the Ranger Station was complete and he got an accounting of the funds to construct. RP Community funds kicked in \$360,000. The City has used \$281,000 of our monies so the excess will be returned to the community fund. Total cost to construct: \$1,525,795.
- April RPPB agenda: Request for \$75k-\$100k in community funds for Rolling Hills Park to stabilize the hillside/slope (side behind the handball courts). The City has received quotes and he'll know more next month. Politte noted the hillside is washing away. The mediation will be completed before Sienna's Playgarden.
- Sienna's Playgarden update – still finalizing the project plans, tentative groundbreaking/completion in a couple years.
- MCAS Miramar Community Leaders Forum (Stephen Egbert)
 - Egbert reported on the recent incidents where bikers/hikers were trespassing on base and had their bikes confiscated by military police. There will be more patrols to enforce all base boundaries. Those who lost their bikes or motorcycles won't get them back until they go to trial. Approximately 100 citations were written, cost is \$500 to get bike back. Butler added that the Commander announced the western boundaries will also be patrolled.
- PQ Fire Safe Council (Mike Shoecraft)
 - Fire Safety Symposium April 23rd at Barona.
- PQ Town Council (Darshana Patel)
 - Patel reported, the Town Council is focused on the Fiesta. Grant awards will be reviewed/approved tomorrow night; they received 14 grant requests this year.
 - Sindelar added, they received grant requests from an Eagle Scout to install a Trailhead kiosk in Torrey Highlands, and requests from Girl Scouts, Boy Scouts, Jr. Marines, Mesa Verde and Westview for projects.
- PQ Recreation Council (Steve Gore)
 - Gore reported, the Rec Council presentation on upgrades for the Canyonside Park Tot Lot. It was determined that the area be changed to equipment for 5-12 year old age group.
 - YMCA – Join One, Join All
 - Diehl noted that he met with Andy Field and local representative Jennifer Palkovic. The City will no longer allow a community build for park facilities. Sienna's Playgarden won't be able to purchase and donate the play equipment or install it. The community won't be allowed to provide the construction drawings which the Rec Council has already paid for. This all comes down from the new Developmental Services Dept. Director. The plan is to donate money to the City now. They will buy the equipment and do the installation or contract it out. The project plan/improvements will include all elements of the park separated out to determine how much each portion will cost and be funded. If there is extra money the Rec Council will probably do smaller projects that are not included; using a right of entry permit to do the construction. Diehl added, he plans to meet with department heads noting that the City Park & Recreation Dept. is in favor of doing community builds. He added, Sienna's has raised approximately \$90,000 to-date for equipment, PQ Rec Council paid approximately \$20,000 for the design drawings which the City will not accept now. Buckner suggested getting the news media involved. Diehl noted that La Jolla is in the same boat with a park they

- planned as a community build.
- Los Pen Canyon Psv CAC (John Keating)
 - Keating said the CAC isn't planning any major repairs until winter is over. The Carson crossing bridge is still out. Scouts repaired the crossing at Peñasquitos Creek.
 - Park Village LMAD (Jon Becker)
 - Becker reported on a presentation from West Coast Arborists about an inventory of the MADs trees. The MAD is planning to change out some of the irrigation.
 - Peñasquitos East LMAD (Bill Diehl) – no report
 - Torrey Highlands LMAD (Darren Parker) – no report
 - Transportation Agencies (John Keating) – no report

The meeting was adjourned at 9:28 pm.

Respectfully submitted,

Jeanine Politte
RPPB Secretary

Approved 5/4/2016, 12 in favor – 0 against – 1 abstention (Whalen).