



TransNet Independent Taxpayer Oversight Committee Selection Committee Agenda

**Friday, May 9, 2025
8 a.m.**

Welcome to SANDAG. The TransNet Independent Taxpayer Oversight Selection Committee meeting scheduled for Friday, May 9, 2025, will be held in person in the SANDAG Board Room. While TransNet Independent Taxpayer Oversight Selection Committee members will attend in person, members of the public will have the option of participating either in person or virtually.

For public participation via Zoom webinar, click the link to join the meeting: <https://us02web.zoom.us/j/89869668516>

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Public Comments: Members of the public may speak to the TransNet Independent Taxpayer Oversight Selection Committee on any item at the time the TransNet Independent Taxpayer Oversight Selection Committee is considering the item. Public speakers are generally limited to three minutes or less per person.

Persons who wish to address the members on an item to be considered at this meeting, or on non-agendized issues, may email comments to the Clerk at clerkoftheboard@sandag.org (please reference TransNet Independent Taxpayer Oversight Selection Committee meeting in your subject line and identify the item number(s) to which your comments pertain). Comments received by 4 p.m. the business day before the meeting will be provided to members prior to the meeting. All comments received prior to the close of the meeting will be made part of the meeting record.

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This meeting will be conducted in English, and simultaneous interpretation will be provided in Spanish. Interpretation in additional languages will be provided upon request to ClerkoftheBoard@sandag.org at least 72 business hours before the meeting.

Esta reunión se llevará a cabo en inglés, y se ofrecerá interpretación simultánea en español. Se ofrecerá interpretación en otros idiomas previa solicitud a ClerkoftheBoard@sandag.org al menos 72 horas antes de la reunión.

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[ផ្លូវការណ៍ភាសាឥតគិតថ្លៃ | ఉచిత భాషా సహాయం | ການຊ່ວຍເຫຼືອດ້ານພາສາພຣີ | Kaalmada Luqadda ee Bilaashka ah |](#)

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Vision Statement: *Pursuing a brighter future for all*

Mission Statement: *We are the regional agency that connects people, places, and innovative ideas by implementing solutions with our unique and diverse communities.*

Our Commitment to Equity: *We hold ourselves accountable to the communities we serve. We acknowledge we have much to learn and much to change; and we firmly uphold equity and inclusion for every person in the San Diego region. This includes historically underserved, systemically marginalized groups impacted by actions and inactions at all levels of our government and society.*

We have an obligation to eliminate disparities and ensure that safe, healthy, accessible, and inclusive opportunities are available to everyone. The SANDAG equity action plan will inform how we plan, prioritize, fund, and build projects and programs; frame how we work with our communities; define how we recruit and develop our employees; guide our efforts to conduct unbiased research and interpret data; and set expectations for companies and stakeholders that work with us.

We are committed to creating a San Diego region where every person who visits, works, and lives can thrive.



TransNet Independent Taxpayer Oversight Committee Selection Committee

MEMBERSHIP

The TransNet Independent Taxpayer Oversight Committee (ITOC) Selection Committee is established to select an ITOC member from the list of qualified candidates recommended by the technical screening committee. The selection committee shall consist of the following: two members of the County of San Diego Board of Supervisors; the mayor of the City of San Diego; a mayor from the cities of Chula Vista, Coronado, Imperial Beach, or National City selected by the mayors of those cities; a mayor from the cities of El Cajon, La Mesa, Lemon Grove, or Santee selected by the mayors of those cities; a mayor from the cities of Carlsbad, Del Mar, Encinitas, Oceanside, or Solana Beach selected by the mayors of those cities; and a mayor from the cities of Escondido, Poway, San Marcos, or Vista selected by the mayors of those cities.

The ITOC Selection Committee meets on an as-needed basis.

Staff contacts: Adrian Paniagua, (619) 515-1182, adrian.paniagua@sandag.org; Vanessa Leon, (619) 699-0726, vanessa.leon@sandag.org

MEMBERS

Terra Lawson-Remer

Supervisor, County of San Diego

Vacant

Supervisor, County of San Diego

Todd Gloria

Mayor, City of San Diego

Bruce Ehlers

Mayor, City of Encinitas

(Representing North County Coastal)

Dane White

Mayor, City of Escondido

(Representing North County Inland)

Alysson Snow

Mayor, City of Lemon Grove

(Representing East County)

Ron Morrison

Mayor, City of National City

(Representing South County)

Selection Committee for the Independent Taxpayer Oversight Committee

Friday, May 9, 2025

Comments and Communications

1. Non-Agenda Public Comments/Member Comments

Members of the public shall have the opportunity to address the ITOC Selection Committee on any issue within the jurisdiction of the ITOC Selection Committee that is not on this agenda. Public speakers are limited to three minutes or less per person. ITOC Selection Committee members and SANDAG staff also may present brief updates under this agenda item.

Reports

+2. TransNet Independent Taxpayer Oversight Committee: Reappointment and Appointment of Members

Appoint

Adrian Paniagua, SANDAG

The ITOC Selection Committee is asked to:

1. Consider the reappointment of the current members in the management of large-scale construction projects, and a senior executive with experience leading large organizations in the private sector positions for the term of up to four years through May 2029.
2. Consider the appointment of one ITOC member in the real estate, local economics, and/or right-of-way acquisition position for the remainder of the current term, through May 2028.

[TransNet ITOC: Reappointment and Appointment of Members](#)

[Att. 1 - ITOC Overview and Current Membership](#)

[Att. 2 - Technical Screening Committee Recommendation Memo](#)

[Att. 3 - Candidate Applications](#)

[Att. 4 - Discussion Memo](#)

Adjournment

3. Adjournment

Meetings of the TransNet Independent Taxpayer Oversight Committee Selection Committee meeting are scheduled as needed.

+ next to an agenda item indicates an attachment

May 9, 2025

TransNet Independent Taxpayer Oversight Committee: Reappointment and Appointment of Members

Overview

In accordance with the [TransNet Extension Ordinance](#) (Ordinance), the Independent Taxpayer Oversight Committee (ITOC) was established to provide an enhanced accountability for expenditures made under the Expenditure Plan. The ITOC functions independently and transparently to ensure voter mandates are carried out as required by the Ordinance and to develop constructive recommendations for improving the financial integrity and performance of the TransNet program. The ITOC has ten primary responsibilities, as outlined in the Ordinance, including conducting both [annual fiscal and compliance audits](#) and [triennial performance audits](#) of the TransNet program. Additional information regarding ITOC responsibilities and membership is included in Attachment 1.

The ITOC consists of seven voting members, each representing a specific area of expertise. This item addresses both the **reappointment** of two current members whose terms expire in May 2025, and the **appointment** of one new member to fill a vacant position.

Key Considerations

Reappointment of Members

The term for the following positions expires in May 2025:

- A professional in the management of large-scale construction projects.
- A senior executive with experience leading large organizations in the private sector.

The incumbents have requested reappointment and are eligible to serve through May 2029. Per the Ordinance, the reappointment process includes:

1. Review by a Technical Screening Committee of the submitted reappointment applications.
2. Approval by the Selection Committee based on the recommendations provided.

Action: **Appoint**

The ITOC Selection Committee is asked to:

1. Consider the reappointment of the current members in the management of large-scale construction projects, and a senior executive with experience leading large organizations in the private sector positions for the term of up to four years through May 2029.
2. Consider the appointment of one ITOC member in the real estate, local economics, and/or right of way acquisition position for the remainder of the current term, through May 2028.

Fiscal Impact:

Up to \$250,000 per year, with adjustments for inflation based on the consumer price index for San Diego County, may be expended for activities related to the ITOC. Consistent with TransNet Extension Ordinance provisions, ITOC members shall serve without compensation except for direct expenses (parking/mileage for attendance at meetings) related to the work of the ITOC.

Schedule/Scope Impact:

The ITOC was established as a requirement of the TransNet Extension Ordinance, and its purview is limited to ensuring accountability for expenditures made under the TransNet Expenditure Plan and recommending improvements to the program. The position for a professional in real estate, local economics, and/or right-of-way acquisition became vacant in November 2024. If appointed, the newly selected member is anticipated to begin serving in June 2025.

Appointment of New Member

A vacancy in the position for a professional in real estate, land economics, and/or right-of-way acquisition position occurred in November 2024. Per the Ordinance, the appointment process includes:

1. Review by a Technical Screening Committee of the submitted appointment applications, which recommends at least two candidates for each open position.
2. The Selection Committee then appoints one ITOC member for each open position from the qualified candidates recommended by the Technical Screening Committee.

On March 28, 2025, in accordance with the process outlined in the Ordinance, the Technical Screening Committee convened to review all submitted applications. The Committee recommended the reappointment of both current members and determined that the two applications for the vacant position met the required qualifications and were highly qualified. A recommendation memo from the Technical Screening Committee is included as Attachment 2, and the applications for both the reappointment and appointment candidates are provided in Attachment 3. Additional details on the selection process are available in Attachment 4.

The candidates recommended for reappointment and appointment by the Technical Screening Committee have been notified of the May 9, 2025, Selection Committee meeting and are available to participate in the meeting.

Next Steps

Following the Selection Committee's considerations, all applicants will be notified of the final selection results. If reappointed, the new term for both categories (the professional in the management of large-scale construction projects and a senior executive with experience leading large organizations in the private sector) will begin in June 2025. If the Selection Committee chooses to appoint a candidate to the vacant position, the selected candidate for professional in real estate, land economics, and/or right-of-way acquisition role is expected to begin in June 2025. In the alternative, the Selection Committee may request that staff solicit applications for additional qualified candidates for further consideration. The same selection process will then be followed for any new candidates.

Susan Huntington, Director of Financial Planning, Budgets, and Grants

- Attachments:
1. ITOC Overview and Current Membership
 2. Technical Screening Committee Recommendation Memo
 3. Candidate Applications
 4. Discussion Memo



TransNet Independent Taxpayer Oversight Committee Selection Committee

Responsibilities

The Independent Taxpayer Oversight Committee (ITOC) responsibilities will include the following:

- Conduct an annual fiscal and compliance audit of all TransNet-funded activities using the services of an independent fiscal auditor to ensure compliance with the voter-approved Ordinance and Expenditure Plan.
- Prepare an annual report to the Board of Directors presenting the results of the annual audit process.
- Conduct triennial performance audits of SANDAG and other agencies involved in the implementation of TransNet-funded projects and programs to review project delivery, cost control, schedule adherence, and related activities.
- Provide recommendations to the Board regarding any proposed amendments to the TransNet Ordinance and Expenditure Plan.
- Provide recommendations as part of the required ten-year review process. This process provides an opportunity to undertake a comprehensive review of the TransNet Program every ten years and to make recommendations for improving the program over the subsequent ten years.
- Participate in the ongoing refinement of the SANDAG transportation system performance measurement process and the project evaluation criteria used in development of the Regional Transportation Plan and in prioritizing projects for funding in the Regional Transportation Improvement Program.
- On an annual basis, review ongoing SANDAG system performance evaluations, including the "State of the Commute" report, and provide an independent analysis of information included in that report.
- Review and comment on the programming of TransNet revenues in the Regional Transportation Improvement Program.
- Review proposed debt financings to ensure that the benefits of the proposed financing for accelerating project delivery, avoiding future cost escalation, and related factors exceed issuance and interest costs.
- Review the major Congestion Relief projects identified in the Ordinance for performance in terms of cost control and schedule adherence on a quarterly basis.

In carrying out its responsibilities, the ITOC shall conduct its reviews in such a manner that does not cause unnecessary project delays, while providing sufficient time to ensure that adequate analysis can be completed to allow the ITOC to make objective recommendations and to provide the public with information about the implementation of the TransNet Program.

Membership

- A professional in the field of municipal/public finance and/or budgeting with a minimum of ten years in a relevant and senior decision-making position in the public or private sector.
- A licensed architect, civil engineer, or traffic engineer with demonstrated experience of ten years or more in the fields of transportation and/or urban design in government or the private sector.
- ***A professional with demonstrated experience of ten years or more in real estate, land economics, and/or right-of-way acquisition.**
- ****A professional with demonstrated experience of ten years or more in the management of large-scale construction projects.**
- A licensed engineer with appropriate credentials in the field of transportation project design or construction and a minimum of ten years' experience in a relevant and senior decision-making position in the government or private sector.
- ****A chief executive officer or person in a similar senior-level decision-making position of a major private sector employer with demonstrated experience in leading a large organization.**
- A professional in biology or environmental science with demonstrated experience of ten years or more with environmental regulations and major project mitigation requirements and/or habitat acquisition and management.

***Applications for this position will be considered during the current solicitation process.**

****Applications for reappointment will be considered during the current solicitation process.**

Selection Process

A technical screening committee will be established to review applications received from interested individuals. This committee will consist of three members selected by the SANDAG Executive Director from high-level professional staff of local, regional, state, or federal transportation agencies outside of the San Diego region, or from one of the region's colleges or universities in a transportation related field, or a combination thereof. The committee will develop a list of candidates determined to be qualified to serve on ITOC based on the criteria established for the open ITOC position(s). The technical screening committee will recommend two candidates for each open position from the list of qualified candidates for consideration by the Selection Committee.

A selection committee shall be established to select an ITOC member from the list of qualified candidates recommended by the technical screening committee. The selection committee shall consist of the following: two members of the County of San Diego Board of Supervisors; the mayor of the City of San Diego; a mayor from the cities of Chula Vista, Coronado, Imperial Beach, or National City selected by the mayors of those cities; a mayor from the cities of El Cajon, La Mesa, Lemon Grove, or Santee selected by the mayors of those cities; a mayor from the cities of Carlsbad, Del Mar, Encinitas, Oceanside, or Solana Beach selected by the mayors of those cities; and a mayor from the cities of Escondido, Poway, San Marcos, or Vista selected by the mayors of those cities.

Conflict of Interest

ITOC members shall be subject to SANDAG conflict of interest policies. ITOC members shall have no legal action pending against SANDAG and are prohibited from acting in any transactions directly or indirectly involving SANDAG, such as being a consultant to SANDAG or to any party with pending legal actions against SANDAG during their tenure on ITOC. ITOC members also are prohibited from having a direct financial interest or employment with any private entity or public agency division which receives TransNet sales tax funds.

Current Membership on the TransNet Independent Taxpayer Oversight Committee

Terms Expiring May 2025

Sunnie House

Sunnie is serving in the ITOC position for a chief executive officer or person in a similar senior-level decision-making position, of a major private sector employer with demonstrated experience in leading a large organization. She has over 40 years of experience in the delivery of a wide range of transportation infrastructure projects throughout the Western United States. Her executive leadership roles with large global infrastructure companies have solidified her reputation for excellence.

Jacqueline Appleton-Deane

Jacqueline is serving in the ITOC position for a professional in the management of large-scale construction projects. She has 33 years of experience as a professional civil engineer working on public transportation projects for the California Department of Transportation in San Diego and Imperial Counties. The last 14 years of her career she was a Project Manager responsible for supervising, managing and monitoring all phases of major transportation projects including construction.

Terms Expiring May 2026

Francisco Rivera, Vice Chair

Francisco is serving in the ITOC position for a licensed architect, civil engineer or traffic engineer with 38 years of experience in technical and managerial engineering positions with the City of Chula Vista. He was a Principal Civil Engineer/Traffic Engineer for the Chula Vista Engineering Department for the last 18 years of his career. His other relative experience is as a Deputy City Engineer and a Deputy Director of Engineering.

Maryam Babaki, Chair

Maryam is serving in the ITOC position for a professional in the field of municipal/public finance and/or budgeting with a minimum of ten years in a relevant and senior decision-making position in the public or private sector. She is currently the Director of Planning and Development for Rancho Santa Fe Association. Maryam has over 30 years of experience in the field of public and private management, engineering, development, and budgeting.

Terms Expiring May 2027

Lorraine Ahlquist

Lorraine is serving in the ITOC position for a professional in biology or environmental science with demonstrated experience in environmental regulations and major project mitigation requirements and/or habitat acquisition and management. She is a principal environmental lead at Mott MacDonald. Lorraine has more than 25 years of experience in environmental regulatory management, including coordinating reviews of technical studies for state and federal compliance and preparation of environmental documents.

Terms Expiring May 2028

Les Hopper

Les is serving in the ITOC position for a licensed engineer with appropriate credentials in the field of transportation project design or

construction and a minimum of ten years of experience in a relevant and senior decision-making position in the government or private sector. Les works at Michael Baker International as the Western Region Practice Lead for Transportation. He has 40 years of hands-on experience in the management, planning, permitting, and design of both public and private projects from inception through construction.

Vacant

Position for a professional with demonstrated experience of ten years or more in real estate, land economics, and/or right-of-way acquisition.



April 21, 2025

File Number 1500200

Memo to: Selection Committee for the TransNet Independent Taxpayer Oversight Committee (ITOC)

From: Technical Screening Committee

Subject: Recommendation of ITOC Candidates for Reappointment and Appointment

As required by the TransNet Extension Ordinance, the Technical Screening Committee was formed to recommend candidates to the Selection Committee for two reappointments and an appointment for an open position on the ITOC. The Technical Screening Committee was composed of the following members:

- Josh Kavanagh, Assistant Vice Chancellor, Transportation & Activation, UC San Diego
- Header Adamson, Director of Planning, Association of Monterey Bay Area Governments (AMBAG)
- Sharon Gookin, Deputy Chief Executive Officer, LA Metro

Request for Reappointment

Consistent with the TransNet Extension Ordinance, the ITOC members currently serving in the positions below applied by the submittal deadline to continue as members of the ITOC for Selection Committee approval as follows:

Jacqueline Appleton-Deane – a professional with demonstrated experience of ten years or more in the management of large-scale construction projects.

Sunnie House – a chief executive officer or person in a similar senior-level decision-making position of a major private sector employer with demonstrated experience in leading a large organization.

The Technical Screening Committee notes Mrs. Appleton-Deane and Mrs. House have strong qualifications and relevant expertise in their respective subject matters. The Committee considered Mrs. Appleton-Deane and Mrs. House's attendance record and willingness to participate on various ITOC subcommittees. In addition, Technical Screening Committee members considered the benefit of having experienced members with institutional memory on the ITOC to provide meaningful input based on their knowledge of the TransNet program over the years.

The Technical Screening Committee recommends the reappointment of Mrs. Appleton-Deane and Mrs. House for consideration by the Selection Committee.

Request for Appointment

Consistent with the TransNet Extension Ordinance, the Technical Screening Committee held a virtual meeting on March 28, 2025, to review and discuss candidate applications for the vacant ITOC position.

A total of two applications were received for the one open position which requires a professional with demonstrated experience of ten years or more in real estate, land economics, and/or right-of-way acquisition.

The Technical Screening Committee commented on the well qualified applications received from both candidates. In its review, the Technical Screening Committee considered factors such as the applicant's quality of the responses to the questions in the application, the depth of experience of each applicant, the level of demonstrated understanding of the role of ITOC, and the type of skills that the applicant would bring to ITOC.

Consistent with Ordinance provisions, the Technical Screening Committee recommends that the following two candidates be advanced for consideration by the Selection Committee based on their qualifications.

Recommended Candidates

- 1 David Santistevan – The Technical Screening Committee considered Mr. Santistevan's extensive experience working for Colliers International, specializing in the sale of land, focusing on property suitable for single-family subdivisions, apartment and condominium development, senior care facilities, school sites, ranches and conservation land. In addition, the Committee recognizes his active involvement in the Lambda Alpha International – Real Estate Economics Society and the Lincoln Club of San Diego.
- 2 Rob Hixson – The Technical Screening Committee considered Mr. Hixson's substantial experience working for CBRE, negotiating industrial building leases and sales, and marketing residential and commercial land parcels. In addition, the Committee recognizes his active involvement in the Society of Industrial and Office Realtors (SIOR), San Diego chapter.

VLE



Independent Taxpayer Oversight Committee

Applicants Requesting Reappointment

Applicant name: **Appleton-Deane, Jacqueline**

Position applied for: **A professional experienced in the management of large-scale construction projects.**



REQUEST FOR REAPPOINTMENT TO THE INDEPENDENT TAXPAYER OVERSIGHT COMMITTEE

(This is a fill-in PDF form)

Application submission

To submit your application, please complete and submit the following information to the office listed below no later than December 31, 2024:

1. All eight pages of the completed and signed **application form**;
2. A **copy of your resume**; and
3. Any additional information you believe relevant to your application.

Please note that SANDAG already has a completed and signed Statement of Economic Interests (Form 700) on file for members seeking reappointment.

SANDAG
Attn: **Vanessa Leon**
401 B Street, Suite 800
San Diego, CA 92101

If submitted by email: vanessa.leon@sandag.org
(with a subject line of "SANDAG Independent Taxpayer Oversight Committee Request for Reappointment")

Your application is deemed submitted when you receive an acknowledgement from SANDAG.

If you need additional space to answer any of the following questions, please provide the information in an attachment.

Section A – General information

Title ☐ Mr.

☒ Ms.

Name (last, first, middle)

Jacqueline Appleton-Deane

Email address

Primary telephone number

Number

Specify type:



Mobile



Work



Home

Alternative telephone number (optional)

Number

Specify type:



Mobile



Work



Home

Current address (number, street, city, state, ZIP code)

Section B – Licenses or certifications relevant to the position

Please list the **type of license or certificate, issuing state/entity, license number, date of issue/expiration date:**

Civil Engineer, California/Board for Professional Engineers, Land Surveyors, and Geologists, C48110, December 20, 1991/June 10, 2026

Section C – Education (college/university or other education history)

Please list the **school, degree, major, year earned:**

San Diego State University, Bachelor of Science in Civil Engineering, 1987

Section D – Civic/community/volunteer experience over past five years

Please list the **organization name, city/state, activity/type of work, dates (from/to):**

St. Andrews Episcopal Church, Encinitas/California; serving Saturday breakfast, grocery pickup for church food-bank, researching grant opportunities, -2018 to current, Vestry-October 2024 to current

Section E – Professional/other relevant organizations over past five years

Please list the **organization name, city/state, activity/type of work, dates (from/to):**

Caltrans District 11, San Diego/CA, as a retired annuitant our team of 4 developed and implemented an "All Hands" Seminar training about 96% of employees, 6/2023 to 8/2024

Member of WTS, National and San Diego Chapter, intermittent

TransNet Independent Taxpayer Oversight Committee, San Diego County, California, a professional in the management of large-scale construction projects, December 2024 to May 2025 (is when the term expires)

Section F – Three references familiar with your qualifications for this appointment

Please list the **reference name, your association with reference, reference telephone number:**

Nikki -Corridor Director SCTC Caltrans District 11, SCTC teammate and Bridge RE SR-11/OME POE Projects,

Maria Rodriguez-Molina-Project Development Program Manager Sandag, SCTC teammate,

Allan Kosup-Acting Chief Deputy Capital, Caltrans District 11, Colleague at Caltrans District 11,

Section G – Positions Eligible for Reappointment

The following Independent Taxpayer Oversight Committee positions, shown in **BOLD**, are eligible for reappointment. Briefly describe the nature of your experience as related to that category, including the number of years of experience you have in that area.

- ☐ A professional with demonstrated experience of ten years or more in real estate, land economics, and/or right-of-way acquisition.

- ☐ A licensed architect, civil engineer, or traffic engineer with demonstrated experience of ten years or more in the fields of transportation and/or urban design in government or the private sector.

- ☒ **A professional with demonstrated experience of ten years or more in the management of large-scale construction projects.**

The last 14 years of my career prior to retirement was spent working for the South County & Trade Corridors (SCTC) Division managing and supervising large scale transportation projects. I oversaw a team responsible for the management of large-scale transportation projects including the construction phase. My responsibilities included managing and monitoring: scope, schedule; and expenditures, including support and capital costs, change requests, risk and communications. These projects were financed by a variety of sources including local, state and federal funds. Funding sources were typically through competitive grants that had numerous requirements and constraints regarding use, expenditures and delivery. Therefore, my duties included assuring that funds were being spent appropriately and projects were delivered on time. I was in charge of communicating and reporting to funding agencies and project stakeholders on a regular basis which included reporting project health and presenting project change requests to funding agencies including the Sandag Board, California Transportation Commission and the Federal Highway Administration. I worked with our team to ensure projects were built efficiently and expeditiously, and within budget. This included negotiating with the contractor and acting as a liaison between the contractor and internal Caltrans groups and external partners. I pride myself on managing projects from a global perspective and taking all aspects into account and strive to understand the broader influences that impact projects.

Section G – Positions Eligible for Reappointment (continued)

The following Independent Taxpayer Oversight Committee positions, shown in **BOLD**, are eligible for reappointment. Briefly describe the nature of your experience as related to that category, including the number of years of experience you have in that area.

- ☐ A licensed engineer with appropriate credentials in the field of transportation project design or construction and a minimum of ten years' experience in a relevant and senior decision-making position in the government or private sector.

- ☐ A chief executive officer or person in a similar senior-level decision-making position of a major private sector employer with demonstrated experience in leading a large organization.

- ☐ A professional in biology or environmental science with demonstrated experience of ten years or more with environmental regulations and major project mitigation requirements and/or habitat acquisition and management.

Section H – About yourself, as related to the job position

Please respond as concisely as possible. Applications will not be judged on length of response.

1. Why are you interested in serving on the Independent Taxpayer Oversight Committee (ITOC)?

Simply put I want to use my knowledge and experience to serve the public. After retiring in 2021, while increasing community involvement, I continued to seek opportunities to utilize my management skills. In 2023 I had the opportunity to do that with Caltrans, developing and implementing an all-hands seminar. This experience reignited my desire to continue to serve the public especially in the field of Transportation. When the ITOC position came to my attention it appeared to be a perfect volunteer position. It has all the elements that I am looking for: public service, necessary knowledge and skills to manage large scale construction projects, and providing constructive, and providing positive recommendations to keep projects on track and in compliance. The time commitment also allows me to pursue other interests in retirement.

2. What professional skills and abilities would you bring to the committee, and how would they benefit the ITOC?

Analyze and Manage - Complex project issues from a global perspective.
Risk Management - Identify, analyze and formulate a strategy to mitigate risk and manage outcome.
Communication - Ability to communicate highly technical issues to a wide audience. Also able to understand and interpret a variety of project and program details, requirements and regulatory constraints.
Develop and Analyze - Project controls including financial, risk schedule and scope.

These skills will be essential in developing constructive, meaningful recommendations for improvements to ensure compliance with the Transnet Program. My abilities to analyze and manage will also be vital to ITOC's audit and reporting responsibilities.

3. What do you hope to accomplish by your participation in the ITOC?

I want to be part of the solution and I hope that my unique skill set and knowledge will be beneficial to ITOC in providing positive recommendations to the Transnet Board of Directors. By being a member of ITOC I also hope to be part of keeping the Transnet program moving forward successfully to ensure public trust and confidence.

Section I – Affiliations

To the best of your knowledge, have you currently, or have you ever been, affiliated (as a director, officer, partner, trustee, employee, owner, advisor, or consultant) with any institution, organization, or business entity that might present an actual, potential, or apparent conflict of interest should you be appointed? An example would include, but not be limited to, a contract with SANDAG.

☐

Yes (If "Yes", please explain below)

☒

No

Section J – Financial holdings and property

To the best of your knowledge, do you have financial holdings in or receive income from any source or own real property or personal property that might present an actual, potential, or apparent conflict of interest should you be appointed?

☐

Yes (If "Yes", please explain below)

☒

No

Applicant certifies

All statements in this application are true and correct to the best of my knowledge and belief. I understand that false or misleading answers are cause for rejection of this application.

By submitting my application to SANDAG, I authorize employers, schools, law enforcement agencies, and other individuals and organizations named in this application to provide candid and full information regarding my work record, job performance, volunteer work or service as a public official, character, ability, and fitness to authorized employees of SANDAG. I understand that the information may be positive, negative, confidential, and/or privileged in nature and may be used by SANDAG in any phase of the application process. I release current and previous employers, schools, law enforcement agencies, individuals, organizations, and SANDAG and its employees/representatives from any liability and/or damages that may result from the release, receipt, or use of requested information.

By checking the "I agree" box below, I hereby certify that I have read and understood the instructions, conditions, and other information provided in this document.

I agree ☒

Signature (please type name)

Jacqueline Appleton-Deane

Date

12/23/2024

Please feel free to provide additional information or letters of endorsement.

Thank you for your interest in serving on the SANDAG Independent Taxpayer Oversight Committee.

Section K – Area of San Diego County you reside in:

City of San Diego, Unincorporated San Diego County, South (Chula Vista, Coronado, Imperial Beach, or National City), East (El Cajon, La Mesa, Lemon Grove, or Santee), North Coastal (Carlsbad, Del Mar, Encinitas, Oceanside, or Solana Beach) or North Inland (Escondido, Poway, San Marcos, or Vista).

- ☐ City of San Diego
☐ Unincorporated San Diego County

South

- ☐ Chula Vista
☐ Coronado
☐ Imperial Beach
☐ National City

East

- ☐ El Cajon
☐ La Mesa
☐ Lemon Grove
☐ Santee

North Coastal

- ☒ Carlsbad
☐ Del Mar
☐ Encinitas
☐ Oceanside
☐ Solana Beach

North Inland

- ☐ Escondido
☐ Poway
☐ San Marcos
☐ Vista

Jacqueline Appleton-Deane

Qualifications

Program/Project Manager at Caltrans

I have a total of 33 years of Civil Engineering experience working for the California Department of Transportation (Caltrans) District 11. The last 14+ years of this time was spent working for the South County Trade Corridor (SCTC) Division managing and supervising large scale transportation projects. I oversaw a team responsible for the management of large-scale transportation projects including the construction phase. My responsibilities included managing and monitoring scope; schedule; and expenditures, including support and capital costs; change requests; risk and communications. These projects were financed by a variety of sources including local, state and federal funds. Funding sources were typically through competitive grants that had numerous requirements and constraints regarding use, expenditures and delivery. Therefore, my duties included assuring that funds were being spent appropriately and projects were delivered on time. I was in charge of communicating and reporting to funding agencies and project stakeholders on a regular basis which included reporting project health and presenting project change requests to funding agencies including the Sandag Board, California Transportation Commission and the Federal Highway Administration. I worked with our team to ensure projects were built efficiently and expeditiously, and within budget. This included negotiating with the contractor and acting as a liaison between the contractor and internal Caltrans groups and external partners. I pride myself on managing projects from a global perspective and taking all aspects into account and strive to understand the broader influences that impact projects.

In order to efficiently and effectively manage the SCTC portfolio I managed the development, implementation and analysis of project controls. These controls included but not limited to the following reports: expenditure vs. budget reports, scope completed vs. schedule, resource forecasting, change order log - requested vs. executed, forecasted expenditures per change orders and communication plan. Subsequent controls used for program/project management included:

- construction team meetings
- project status meetings
- multi discipline project teams/meetings
- multi discipline risk management teams/meetings
- regular communication meetings for ongoing construction activities
- external project teams formed based on specific project needs

Projects

The State Route 11 (SR 11)/Otay Mesa East Port of Entry (POE) Project is a joint venture between the San Diego Association of Governments (SANDAG) and Caltrans, in collaboration with state and federal partners in the U.S. and Mexico, to create a 21st century border crossing for the San Diego-Baja California region that will enhance regional mobility and fuel economic growth and binational trade.

- SR 11/12/905 Northbound Connectors
- SR125/905 Southbound to Westbound Connector
- SR 11 Segment 1, 2A and 4

Interstate 8 (I-8) Update is a five-segment project to re-pave approximately 50 miles of I-8 in Imperial County with Continuously Reinforce Concrete Pavement (CRCP), providing a superior roadway while at the same time improving safety for highway workers by reducing their exposure to traffic.

- I-8 CRCP Segment 1-3

The San Diego Port Access Projects includes a unified package of improvements at several locations providing improved freeway access to and from the San Diego Working Waterfront.

- I-5/Civic Center Drive I/C
- I-5/Bay Marina Drive I/C
- Barrio Logan Gateway Sign

Relevant Positions

2007 – 2021(until retirement)

(with the exception of the interim assignments noted below) (all positions were at District 11 except where noted)

South County Trade Corridor, Corridor/Project Manager

2018 (4-month position)

Corridor Director South County Trade Corridor

2017 (6-month position)

Director of Communications for San Diego Association of Governments (on loan to SANDAG)

2016 (11-month position)

Chief Public Information Officer

2015 (6-month position)

Executive Liaison to the District Director

Education and Licensing

1987

Bachelor of Science Civil Engineering | San Diego State University

1991

Registered Civil Engineer

Applicant name: **House, Sunnie**

Position applied for: **A senior executive with experience leading large organizations in the private sector.**



REQUEST FOR REAPPOINTMENT TO THE INDEPENDENT TAXPAYER OVERSIGHT COMMITTEE

(This is a fill-in PDF form)

Application submission

To submit your application, please complete and submit the following information to the office listed below no later than December 31, 2024:

1. All eight pages of the completed and signed **application form**;
2. A **copy of your resume**; and
3. Any additional information you believe relevant to your application.

Please note that SANDAG already has a completed and signed Statement of Economic Interests (Form 700) on file for members seeking reappointment.

SANDAG
Attn: **Vanessa Leon**
401 B Street, Suite 800
San Diego, CA 92101

If submitted by email: **vanessa.leon@sandag.org**
(with a subject line of "SANDAG Independent Taxpayer Oversight Committee Request for Reappointment")

Your application is deemed submitted when you receive an acknowledgement from SANDAG.

If you need additional space to answer any of the following questions, please provide the information in an attachment.

Section A – General information

Title ☐ Mr.

☒ Ms.

Name (last, first, middle)

House, Afsaneh, Sunnie

Email address

Primary telephone number

Number

[Redacted]

Specify type:



Mobile



Work



Home

Alternative telephone number (optional)

Number

[Redacted]

Specify type:



Mobile



Work



Home

Current address (number, street, city, state, ZIP code)

[Redacted]

Section B – Licenses or certifications relevant to the position

Please list the **type of license or certificate, issuing state/entity, license number, date of issue/expiration date:**

Professional Civil Engineer, 42282, 8-21-1987/3-31-2026

Section C – Education (college/university or other education history)

Please list the **school, degree, major, year earned:**

California State University, Long Beach, B.S., Civil Engineering, 1982

Section D – Civic/community/volunteer experience over past five years

Please list the **organization name, city/state, activity/type of work, dates (from/to):**

Member of ITOC 2020 - 2024, former Chair, Chair of Triennial Performance Audit Subcommittee and Annual Report Subcommittee.

Section E – Professional/other relevant organizations over past five years

Please list the **organization name, city/state, activity/type of work, dates (from/to):**

Co-chair of 50/50 Women on Boards San Diego Event, 2019-Present. Promoting women and diverse individuals to serve on board of directors of corporations. Women's Transportation Seminar (WTS) San Diego Chapter, CA, Director at Large. Former International Chair. Advancing women in transportation industry.

Section F – Three references familiar with your qualifications for this appointment

Please list the **reference name, your association with reference, reference telephone number:**

Jim Linthicum, Retired Chief Capital Programs and Regional Services Officer, SANDAG, [REDACTED]
Ann Fox, District Director of Caltrans, [REDACTED]
Patti Boekamp, WSP Area Manager, [REDACTED]

Section G – Positions Eligible for Reappointment

The following Independent Taxpayer Oversight Committee positions, shown in **BOLD**, are eligible for reappointment. Briefly describe the nature of your experience as related to that category, including the number of years of experience you have in that area.

- ☐ A professional with demonstrated experience of ten years or more in real estate, land economics, and/or right-of-way acquisition.

- ☐ A licensed architect, civil engineer, or traffic engineer with demonstrated experience of ten years or more in the fields of transportation and/or urban design in government or the private sector.

- ☐ A professional with demonstrated experience of ten years or more in the management of large-scale construction projects.

Section G – Positions Eligible for Reappointment (continued)

The following Independent Taxpayer Oversight Committee positions, shown in **BOLD**, are eligible for reappointment. Briefly describe the nature of your experience as related to that category, including the number of years of experience you have in that area.

- ☐ A licensed engineer with appropriate credentials in the field of transportation project design or construction and a minimum of ten years' experience in a relevant and senior decision-making position in the government or private sector.

- ☒ **A chief executive officer or person in a similar senior-level decision-making position of a major private sector employer with demonstrated experience in leading a large organization.**

I began serving the remainder of the vacant CEO member term in 2020 and assumed my first full term role on ITOC in 2021. During my term, I have served as Vice Chair and Chair of the Committee as well as serving on or chairing numerous subcommittees of ITOC. I am the Founding Principal of Sunnie House Strategies (SHS), a WBE, SBE, and DBE certified consulting firm dedicated to helping business leaders optimize their practices and scale up. As a professional civil engineer, I have overseen the successful delivery of over \$3 billion in complex infrastructure projects throughout the Western United States. My executive leadership roles at Fortune 500 consulting firms, such as URS, AECOM, and Parsons have solidified my reputation for excellence. I have led diverse teams of professionals in areas of transportation planning, engineering, and program and construction management. My strategic, innovative, and collaborative approach has been the key to my success in various positions I have held. As founder of SHS, I advise CEOs, executive leadership teams and board of directors on a variety of business development and management practices to create strong entrepreneurial operations in order to implement their vision and achieve success. I have a passion for success and I am a visionary strategist who offers tailored solutions to meet my clients' needs. In addition to my 35-year tenure in the private sector, I served as a Caltrans employee for 5 years. So I have a good understanding of the difference in processes and culture in both public and private sectors.

- ☐ A professional in biology or environmental science with demonstrated experience of ten years or more with environmental regulations and major project mitigation requirements and/or habitat acquisition and management.

Section H – About yourself, as related to the job position

Please respond as concisely as possible. Applications will not be judged on length of response.

1. Why are you interested in serving on the Independent Taxpayer Oversight Committee (ITOC)?

I have enjoyed my tenure on this committee and feel rewarded for actively contributing to the Committee's business and decisions. As a long time resident of San Diego County, a taxpayer, and transportation professional, serving on this committee gives me the opportunity to support the enhancement of our transportation system, ensure that taxpayer investments are protected and that the Transnet Program is delivered efficiently and successfully. I have also learned a lot by serving on this committee and have a much greater appreciation for the dynamics involved in delivering a complex taxpayer funded transportation program by the dedicated staff of SANDAG.

2. What professional skills and abilities would you bring to the committee, and how would they benefit the ITOC?

As a current member of ITOC, I have become familiar with the ordinance and the processes in place to administer this program. I have also made several recommendations to improve these processes and to create more transparent and easy to understand reporting documents.

As a transportation professional for 40 years and an executive for 30 years, I have a broad and comprehensive knowledge of the planning, programming, design, and delivery of transportation infrastructure projects. The majority of my career has been spent serving public sector planning and transportation agencies. This knowledge, combined with my leadership experience in running operations and developing and growing businesses, give me a unique advantage in understanding the delivery process of the Transnet Program.

I currently serve as an independent director on the board of a private environmental and public Outreach company. In addition, I have served on boards of multiple professional organizations at the chapter, state, and international levels and chaired several of those organizations for 35 years. This experience gives me a broad understanding of the board/committee dynamics, and the importance of performing my fiduciary responsibilities as member of a governing body.

As a strategist, it is important for me to set the vision, develop the plan and follow/oversee its implementation. As a member of the IITOC, I will be vigilant in overseeing the program delivery and will work on behalf of the taxpayers to ensure that their investments are wisely and efficiently applied to meet the goals of the program.

3. What do you hope to accomplish by your participation in the ITOC?

I hope to continue to offer my experiences and knowledge to the committee in order to perform its fiduciary responsibilities successfully. As a transportation professional, this gives me an opportunity to give back to my community and serve their best interest while holding SANDAG Leadership and its Board of Directors accountable for the Transnet Program expenditures.

Section I – Affiliations

To the best of your knowledge, have you currently, or have you ever been, affiliated (as a director, officer, partner, trustee, employee, owner, advisor, or consultant) with any institution, organization, or business entity that might present an actual, potential, or apparent conflict of interest should you be appointed? An example would include, but not be limited to, a contract with SANDAG.

☐

Yes (If "Yes", please explain below)

☒

No

Section J – Financial holdings and property

To the best of your knowledge, do you have financial holdings in or receive income from any source or own real property or personal property that might present an actual, potential, or apparent conflict of interest should you be appointed?

☐

Yes (If "Yes", please explain below)

☒

No

Applicant certifies

All statements in this application are true and correct to the best of my knowledge and belief. I understand that false or misleading answers are cause for rejection of this application.

By submitting my application to SANDAG, I authorize employers, schools, law enforcement agencies, and other individuals and organizations named in this application to provide candid and full information regarding my work record, job performance, volunteer work or service as a public official, character, ability, and fitness to authorized employees of SANDAG. I understand that the information may be positive, negative, confidential, and/or privileged in nature and may be used by SANDAG in any phase of the application process. I release current and previous employers, schools, law enforcement agencies, individuals, organizations, and SANDAG and its employees/representatives from any liability and/or damages that may result from the release, receipt, or use of requested information.

By checking the "I agree" box below, I hereby certify that I have read and understood the instructions, conditions, and other information provided in this document.

I agree ☒

Signature (please type name)

Afsaneh Sunnie House

Date

12/10/2024

Please feel free to provide additional information or letters of endorsement.

Thank you for your interest in serving on the SANDAG Independent Taxpayer Oversight Committee.

Section K – Area of San Diego County you reside in:

City of San Diego, Unincorporated San Diego County, South (Chula Vista, Coronado, Imperial Beach, or National City), East (El Cajon, La Mesa, Lemon Grove, or Santee), North Coastal (Carlsbad, Del Mar, Encinitas, Oceanside, or Solana Beach) or North Inland (Escondido, Poway, San Marcos, or Vista).

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- ☐ Unincorporated San Diego County

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- ☐ National City

East

- ☐ El Cajon
- ☐ La Mesa
- ☐ Lemon Grove
- ☐ Santee

North Coastal

- ☐ Carlsbad
- ☐ Del Mar
- ☐ Encinitas
- ☐ Oceanside
- ☐ Solana Beach

North Inland

- ☒ Escondido
- ☐ Poway
- ☐ San Marcos
- ☐ Vista



SUMMARY

Sunnie House is the Founding Principal of Sunnie House Strategies, a consulting firm dedicated to helping business leaders optimize their practices and scale up. As a professional civil engineer, Sunnie has overseen the successful delivery of over \$3 billion in complex infrastructure projects throughout the Western United States. Her executive leadership roles at Fortune 500 consulting firms and her collaborative approach have solidified her reputation for excellence.

Education:

- B.S. Civil Engineering, California State University Long Beach
- Private Company Governance Certificate, PDA
- Independent Director Initiative, UC Berkley VC University
- First Time Directors Onboarding, Corporate Director's Forum

Contact:



San Diego, CA

EXPERTISE AND COMPETENCIES

- Strategic Planning & Execution
- Operational Optimization
- Business Development Strategies
- Growth Initiatives
- Visionary/Big Picture Perspective
- Performance/Results Driven
- Corporate Governance Structures
- Team/Consensus Builder

PRIVATE BOARD SERVICE

- **Circlepoint | 2022 – Present**
Independent Director | Governance, compensation, ownership transition
- **San Dieguito Engineering | 2021 – 2023**
Independent Director | Guidance on overall operations, financials, and growth

PUBLIC COMMITTEE AND NON-PROFIT BOARD SERVICE

- **Independent Taxpayer Oversight Committee (ITOC), San Diego Association of Governments (SANDAG) | 2020 - Present**
Former Chair | Fiscal Audit Comm. | Triennial Compliance Audit Comm.
- **50/50 Women on Boards, San Diego | 2019 – Present**
San Diego Annual Event Co-chair
- **Women's Transportation Seminar | 1990 – Present**
Former International Chair, Former Los Angeles Chapter President
- **California Transportation Foundation (CTF) | 2017 – 2021**
Former Board Chair and Member of Executive Committee

BOARD EXPERIENCE

Circlepoint Independent Board Director and Strategic Business Development Plan Implementation, 2022 - Present

Circlepoint is an award-winning firm specializing in environmental documentation and analysis, public engagement, and creative branding strategies. The firm is Majority woman-owned with new leadership and a new strategic plan. Sunnie serves as an independent director on the board of Circlepoint where she provides guidance to the CEO and other board members on a variety of company business topics. She also facilitated the implementation of the Business Development (BD) Strategy as part of the company's 2020-2025 Strategic Plan. Sunnie met with the firm's leadership to develop incremental goals, metrics, and targets for the BD plan. She also updated the firm's marketing and business development processes to align with the BD plan and provided training and guidance on the implementation of the new BD process.

San Dieguito Engineering Board and Advisory Services, 2019 – Present

San Dieguito Engineering (SDE) was founded in 1947 with specialized services in planning, civil engineering, and land surveying for private development and public works projects. Sunnie has been providing advisory services to SDE since 2019. She served on the company's board of directors for two years. Sunnie has been instrumental in guiding the firm to establish its governance, finance, culture, and business development structures commensurate with industry standards. She has also supported the firm in the development of several standard operating procedures. Sunnie led the development of SDE's Vision and Strategic plan in 2019 and has since supported the company in its implementation and annual refresh. Her work with SDE has resulted in more informed decisions by the company leadership, improvements in financial metrics, and a more unified and accountable leadership team.

BUSINESS ADVISORY SERVICES

Entrepreneurial Operating System Implementation

The Entrepreneurial Operating System (EOS) is a set of tools and concepts that help businesses and leadership teams build a more accountable governance structure, resolve issues, and build a healthier culture to achieve their business goals and focus on growth. Sunnie House has been advising her clients for the past 6 years on how to successfully implement the EOS system.

California Department of Transportation (Caltrans) 2025 Strategic Plan

As a member of the team, Sunnie played a pivotal role as one of the facilitators in developing the Caltrans Strategic Plan. This effort was completed in a very fast-paced timeline of 6 months and included over forty-five in-person and virtual meetings with the agency's executive staff and the senior leadership team. The product included updates to Caltrans Vision, Mission, and Core Values, as well as development of goals, outcomes, strategies, and initial action to be implemented at the Caltrans Enterprise Level and at various departments within the agency.

STC Traffic Strategic Advisory Services, 2021-Present

STC Traffic, Inc. is a full-service traffic engineering firm, specializing in the design, implementation, and operation of high-tech Intelligent Transportation Systems (ITS) and Traffic Engineering and Control Applications. Sunnie provides business development and leadership advisory services. Sunnie led the facilitation of the firm's 5-year strategic plan in 2021 which included the development of vision, mission, and core value statements, and identification of goals and metrics for development and growth. Currently, Sunnie is leading the company's Leadership and Business Development meetings and has directed the company to implement a more targeted approach in meeting business and sales goals.

Reddy Engineering Services Advisory and Strategic Services, 2020 to Present

Reddy Engineering Services (RES) is a construction management and landscape architecture firm headquartered in San Diego. Sunnie has provided a variety of business management and advisory services to the firm including development of the company's initial vision, mission, and core values, a five-year strategic plan and update in addition to ongoing business advice in governance, operations, and BD.

Nelson\Nygaard Management Team Retreat, June 2022

Nelson\Nygaard is an industry leader in holistic planning for all modes of transportation. Sunnie facilitated the company's first in-person Executive Retreat with the new leadership team. The retreat focused on updating the company's Vision, Mission, and Core Value statements, discussions about personal and team accountability, identification of company's recurring issues along with implementation plans to resolve issues, and the initiation of the strategic planning discussion for a five-year horizon. A strengths, weaknesses, opportunities, and threats (SWOT) analysis was conducted as part of the retreat.

KTU+A Strategic Planning, November 2019 – February 2020

KTU+A is a planning and landscape architecture firm in San Diego that has been in business for 50 years. As the firm's leadership structure was transitioning and new shareholders were brought on board, KTU+A engaged the services of Sunnie House to lead a strategic planning process to refresh the company's goals and objectives and develop a plan to achieve them. Sunnie met with the principals of the firm multiple times to develop the new vision, mission, and core values for the company as well as overriding goals, metrics, and timelines for their 10-year strategic vision. As part of the process, Sunnie conducted a SWOT analysis and held an all-day session with about 20 of the firm's leadership and senior level staff to develop a BD strategic plan.

PROFESSIONAL EXPERIENCE

Vice President, Operations/Business Development Manager for West Region Rail Sector,

Parsons Corporation, 2017-2019

Founded in 1944, Parsons Corporation, a digitally enabled solutions provider, is focused on creating the future of defense, intelligence, and critical infrastructure markets. Sunnie House was responsible for managing the operations and business development of Parsons's Rail Sector throughout the Western United States, consisting of activities in California, Washington, Nevada, Colorado, Utah, and Texas.

- Marketed all of Parsons's services and capabilities through collaboration with local and regional team members.
- Achieved sector and market growth by implementing company goals and objectives.
- Expanded clientele by engaging with new clients to market the company brand and expertise using an extensive industry network.
- Strengthened client relationships and built consensus to overcome relationship challenges with clients.
- Developed and implemented strategic growth plans.
- Identified and positioned for strategic pursuits.
- Monitored project financial performance and other company KPIs.
- Managed, recruited, and mentored staff.
- Participated as a task force member to implement the company's Inclusion and Diversity Program.

Vice President, Area/Sub Region Manager

AECOM-URS Legacy, San Diego, CA 2006 – 2017

AECOM is a Fortune 500 global infrastructure consulting firm that provides services throughout the project lifecycle, including planning, design, engineering, consulting, and construction management. Sunnie served in various leadership and executive roles as outlined below:

- Served as Sub Region Manager for operations in Hawaii, San Diego and Southern Nevada, encompassing 230 employees.
- Developed and managed the company KPIs for the Sub Region.
- Improved financial, client, and staff metrics by implementing an Accountability Program.
- Collaborated closely with the regional business line leaders and other leadership to ensure the execution of the sales plan.
- Implemented the company vision and plans by collaborating with National Business Line leaders.
- Led the development and implementation of a global initiative to recruit and retain women.



Independent Taxpayer Oversight Committee

Applicants Requesting Appointment

Applicant name: **Santistevan, David**

Position applied for: **A professional experienced in real estate, local economics, and/or right-of-way acquisition.**



APPLICATION TO SERVE ON THE INDEPENDENT TAXPAYER OVERSIGHT COMMITTEE

(This is a fill-in PDF form)

Application submission

To submit your application, please complete and submit the following information to the office listed below no later than December 20, 2024:

1. All eight pages of the completed and signed **application form**;
2. A **copy of your resume**
3. A completed and signed **Statement of Economic Interests (Form 700)**, and
4. Any additional information you believe relevant to your application. SANDAG

Attn: Vanessa Leon

401 B Street, Suite 800

San Diego, CA 92101

If submitted by email: vanessa.leon@sandag.org

(with a subject line of "SANDAG Independent Taxpayer Oversight Committee")

Your application is deemed submitted when you receive an acknowledgement from SANDAG.

If you need additional space to answer any of the following questions, please provide the information in an attachment.

Section A – General information

Title ☒ Mr.

☐ Ms.

Name (last, first, middle)

David Richard Santistevan

Email address

Primary telephone number

Number

Specify type:



Mobile



Work



Home

Alternative telephone number (optional)

Number

Specify type:



Mobile



Work



Home

Current address (number, street, city, state, ZIP code)

How did you hear about the open position?

An email from Vanessa Leon, inviting me to apply

Section B – Licenses or certifications relevant to the position

Please list the type of license or certificate, issuing state/entity, license number, date of issue/expiration date:

Real Estate broker license, # 00913491,
issued 2/2/1987, expires

Section C – Education (college/university or other education history)

Please list the school, degree, major, year earned:

University of Colorado, Boulder, BA in Business
Administration, Real Estate – 1984
University of California San Diego, Real Estate Development
Certificate Program 1988

Section D – Civic/community/volunteer experience over past five years

Please list the organization name, city/state, activity/type of work, dates (from/to):

Holiday Bowl Committee, San Diego, CA, Volunteer - 2015 to present
Trustee - Univ. of Colorado, Boulder, CO - Foundation Board Volunteer - 2011 - present
Inspire, The Foundation for Education. Nonprofit Board President 2017 - present
Colliers Intl' Land Advisory Board - Nationwide - Board Member 2009 - present
ILAN-LAEC Foundation - Julian, CA - Volunteer - 2023 - present

Section E – Professional/other relevant organizations over past five years

Please list the organization name, city/state, activity/type of work, dates (from/to):

Lambda Alpha-Real Estate Economics, San Diego - 2017 - present
Urban Land Institute - San Diego/Hijuan - 2018 - present
Building Industry Association, San Diego - 1986 - present
Lincoln Club, San Diego - Board Member 1989 - present

Section F – Three references familiar with your qualifications for this appointment

Please list the reference name, your association with reference, reference telephone number:

- [REDACTED] - City of San Diego Real Estate. I have done disposition of land for the City of SD [REDACTED]
- [REDACTED], San Diego Unified School District, Real Estate, I have done disposition of land for SUSD and consulting work [REDACTED]
- Michael Beck, Director of Endangered Habitats Conservancy. I have sold land and conservation easements for open space for many years

Section G – Vacancy available

The following Independent Taxpayer Oversight Committee position(s), shown in **BOLD**, is/are VACANT.

Briefly describe the nature of your experience as related to that category, including the number of years of experience you have in that area.

☐

A licensed engineer with appropriate credentials in the field of transportation project design or construction and a minimum of ten years' experience in a relevant and senior decision-making position in the government or private sector.

☐

A chief executive officer or person in a similar senior-level decision-making position of a major private sector employer with demonstrated experience in leading a large organization.

☒

A professional with demonstrated experience of ten years or more in real estate, land economics, and/or right-of-way acquisition.

Since 1986, I have sold sites in San Diego County with values over \$4B. This includes land suitable for subdivisions, multi-family development, senior care facilities, open space easements, mitigation, conservation, school and church sites, ranches, industrial and commercial. My expertise includes the entitlement and political processes to gain project approvals. I have represented many public agencies including the City and County of San Diego, San Diego Unified School District, Poway School District, the KUCA, the Girl Scouts, Otay Municipal Water District, Alliant International University and over 40 financial institutions and trust companies.

Section G – Vacancy available (continued)

The following Independent Taxpayer Oversight Committee position(s), shown in **BOLD**, is/are vacant.

Briefly describe the nature of your experience as related to that category, including the number of years of experience you have in that area.

☐

A professional in biology or environmental science with demonstrated experience of ten years or more with environmental regulations and major project mitigation requirements and/or habitat acquisition and management

Section H – About yourself, as related to the job position

Please respond as concisely as possible. Applications will not be judged on length of response.

1. Why are you interested in serving on the Independent Taxpayer Oversight Committee (ITOC)?

I HAVE EXPERIENCED AN AMAZING AND FULFILLING CAREER. I AM SPENDING MORE TIME IN VOLUNTEER AND ADVISORY ROLES. THIS POSITION SEEMS TO BE PERFECT TO USE MY SKILLS TO HELP IN ANY WAY YOU NEED ME. MY HISTORICAL BACKGROUND IN SAN DIEGO COUNTY IS UNIQUE, HAVE WORKED EVERY CORNER OF THE COUNTY IN SO MANY WAYS AS A LAND EXPERT, I BELIEVE I WILL PROVIDE A VALUABLE AND UNIQUE POINT OF VIEW.

2. What professional skills and abilities would you bring to the committee, and how would they benefit the ITOC?

1. VALUATION OF LAND, EASEMENTS AND RIGHT-OF-WAY
2. LAND ANALYSIS, INCLUDING ENDANGERED HABITAT, BIOLOGICAL ISSUES AND OTHER CONSTRAINTS
3. COMPLEX PROBLEM SOLVING THROUGHOUT A LAND DEVELOPMENT PROJECT
4. A LARGE DATABASE OF LAND COMPARABLES
5. CREATIVITY, EXCELLENT COMMUNICATION SKILLS, AND A GOOD ATTITUDE

3. What do you hope to accomplish by your participation in the ITOC?

ENJOY NEW COLLEAGUES, BE A PARTICIPANT IN ACCOMPLISHING GOALS SET FORTH AND TO MAKE A DIFFERENCE

Section I – Affiliations

To the best of your knowledge, have you currently, or have you ever been, affiliated (as a director, officer, partner, trustee, employee, owner, advisor, or consultant) with any institution, organization, or business entity that might present an actual, potential, or apparent conflict of interest should you be appointed? An example would include, but not be limited to, a contract with SANDAG.

☐ Yes (If "Yes", please explain below)

☒ No

Section J – Financial holdings and property

To the best of your knowledge, do you have financial holdings in or receive income from any source or own real property or personal property that might present an actual, potential, or apparent conflict of interest should you be appointed?

☐ Yes (If "Yes", please explain below)

☒ No

Applicant certifies

All statements in this application are true and correct to the best of my knowledge and belief. I understand that false or misleading answers are cause for rejection of this application.

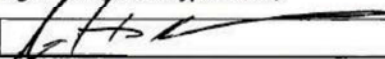
By submitting my application to SANDAG, I authorize employers, schools, law enforcement agencies, and other individuals and organizations named in this application to provide candid and full information regarding my work record, job performance, volunteer work or service as a public official, character, ability, and fitness to authorized employees of SANDAG. I understand that the information may be positive, negative, confidential, and/or privileged in nature and may be used by SANDAG in any phase of the application process. I release current and previous employers, schools, law enforcement agencies, individuals, organizations, and SANDAG and its employees/representatives from any liability and/or damages that may result from the release, receipt, or use of requested information.

By checking the "I agree" box below, I hereby certify that I have read and understood the instructions, conditions, and other information provided in this document.

I agree

☒

Signature (please type name)



Date

12/19/2024

Please feel free to provide additional information or letters of endorsement.

Thank you for your interest in serving on the SANDAG Independent Taxpayer Oversight Committee.

Section K – Area of San Diego County you reside in:

City of San Diego, Unincorporated San Diego County, South (Chula Vista, Coronado, Imperial Beach, or National City), East (El Cajon, La Mesa, Lemon Grove, or Santee), North Coastal (Carlsbad, Del Mar, Encinitas, Oceanside, or Solana Beach) or North Inland (Escondido, Poway, San Marcos, or Vista).

- ☐ City of San Diego
☒ Unincorporated San Diego County

South

- ☐ Chula Vista
☐ Coronado
☐ Imperial Beach
☐ National City

East

- ☐ El Cajon
☐ La Mesa
☐ Lemon Grove
☐ Santee

North Coastal

- ☐ Carlsbad
☐ Del Mar
☐ Encinitas
☐ Oceanside
☐ Solana Beach

North Inland

- ☐ Escondido
☐ Poway
☐ San Marcos
☐ Vista



**Senior Executive Vice
President | San Diego**



Affiliations or Memberships

Trustee, Univ. of Colorado
Holiday Bowl Committee
Lincoln Club Board Member
Lambda Alpha International
Urban Land Institute
Buff Club – Cabinet Member
President, Inspire Educational
Non-Profit
Building Industry Association
Colliers International Land
Advisory Board
Big Brothers – Former Board
Member
Sports San Diego
ILAN LAEL Foundation,
Volunteer

Education or Qualifications

BS, Finance, Real Estate
University of Colorado
RE Development Executive
Program UCSD

David Santistevan

Area of Expertise

David Santistevan specializes in the sale of land, focusing on property suitable for single-family subdivisions, apartment and townhome development, senior care facilities, school sites, ranches, and conservation land. He is an expert in the entitlement and political processes necessary to gain project approvals. David has coordinated multiple asset national sealed bid sales for school districts, cities, universities, municipal water districts, financial institutions, RTC, FDIC, and major corporations.

Notable Transaction Activity

- \$88,500,000 – 1,850-Unit Site
Mira Mesa area of San Diego, CA
- \$48,000,000 – 1,200-Units
Apartment site, Mission Valley (Rio Vista West) area of San Diego, CA (from Picerne Associates to PLC Land Company)
- \$48,000,000 – 636-Unit Site
Quarry Creek, Carlsbad, CA
- \$46,000,000 – 160 Lots
The Farm, Poway, CA
- \$45,000,000 – 346 Lots
Rancho Coronado- Hansen Aggregate, San Marcos, CA
- \$39,000,000 – 384 Unit Site
Torrey Hills, San Diego, CA
- \$37,000,000 – 2,500-Units Master-planned Renaissance La Jolla condo/apartment + 50,000 SF retail, N. University City area of San Diego, CA
- \$36,000,000
Sale/Leaseback of the Alliant Intl University Campus, Scripps Ranch (2017)

Colliers

Professional Accomplishments

Since joining Colliers in 1987, David had sold sites for over 7,000 housing units with values in excess of 4 Billion. He has earned annual *Top 10 Producer* honors for over twenty five years, including seventeen years in the *Top 5*.

- \$34,000,000 – 342 Unit Site
Rhodes Crossing, Torrey Highlands, San Diego, CA
- \$34,000,000 – 179 Lots
Pacific Highlands Ranch to Taylor Morrison
- \$33,300,000 – 670-Unit Site
Otay Mesa, CA (Pardee/Garden Communities)
- \$28,220,021 – 958-Unit Site
3 land sales in Renaissance La Jolla (from Ahmanson Development to JL Construction)
- \$28,000,000 – 1,400 Acres
Vessels Ranch, Equestrian Real Estate, Bonsall, CA
- \$27,000,000 – 2,294-Units
Mixed-Use Costa Verde development, La Jolla, CA

Applicant name: **Hixson, Robert**

Position applied for: **A professional experienced in real estate, local economics, and/or right-of-way acquisition.**



APPLICATION TO SERVE ON THE INDEPENDENT TAXPAYER OVERSIGHT COMMITTEE

(This is a fill-in PDF form)

Application submission

To submit your application, please complete and submit the following information to the office listed below no later than January 20, 2025:

1. All eight pages of the completed and signed **application form**;
2. A **copy of your resume**
3. A completed and signed **Statement of Economic Interests (Form 700)**, and
4. Any additional information you believe relevant to your application. SANDAG

Attn: Vanessa Leon

401 B Street, Suite 800

San Diego, CA 92101

If submitted by email: vanessa.leon@sandag.org

(with a subject line of "SANDAG Independent Taxpayer Oversight Committee")

Your application is deemed submitted when you receive an acknowledgement from SANDAG.

If you need additional space to answer any of the following questions, please provide the information in an attachment.

Section A – General information

Title ☒ Mr.

☐ Ms.

Name (last, first, middle)

Robert McDonald Hixson III

Email address

Primary telephone number

Number

Specify type:



Mobile



Work



Home

Alternative telephone number (optional)

Number

Specify type:



Mobile



Work



Home

Current address (number, street, city, state, ZIP code)

How did you hear about the open position?

contacted by SANDAG

Section B – Licenses or certifications relevant to the position

Please list the **type of license or certificate, issuing state/entity, license number, date of issue/expiration date:**

California Real Estate Brokers License 00944946 expires 03/23/28

Section C – Education (college/university or other education history)

Please list the **school, degree, major, year earned:**

UCLA Anderson School of Business 1982
UC Davis BS Agricultural Economics and Business 1979

Section D – Civic/community/volunteer experience over past five years

Please list the **organization name, city/state, activity/type of work, dates (from/to):**

City of San Diego, Otay Mesa Planning Group, Chair 2007 to Present
City of San Diego, Airport Advisory Committee, newly appointed
Project Mercy, building houses for the homeless in Tijuana, 2000 to Present

Section E – Professional/other relevant organizations over past five years

Please list the **organization name, city/state, activity/type of work, dates (from/to):**

Society of Industrial and Office Realtors, San Diego chapter president 2004
Member, National Association of Industrial and Office Parks (NAIOP)
Member, RLI (Realtors Land Institute) only San Diego member
Former Chair, Community Advisory Council for the 125 Freeway

Section F – Three references familiar with your qualifications for this appointment

Please list the **reference name, your association with reference, reference telephone number:**

John Frager, former manager CBRE
Dave Mason, board member Project Mercy
Vivian Moreno, City Councilperson

Section G – Vacancy available

The following Independent Taxpayer Oversight Committee position(s), shown in **BOLD**, is/are VACANT.

Briefly describe the nature of your experience as related to that category, including the number of years of experience you have in that area.

☐

A licensed engineer with appropriate credentials in the field of transportation project design or construction and a minimum of ten years' experience in a relevant and senior decision-making position in the government or private sector.

☐

A chief executive officer or person in a similar senior-level decision-making position of a major private sector employer with demonstrated experience in leading a large organization.

☒

A professional with demonstrated experience of ten years or more in real estate, land economics, and/or right-of-way acquisition.

36 years of Commercial Real Estate experience, selling over 18,000 acres and 3.5 million square feet of Industrial buildings. Was actively involved with land owners selling right of way for the 905 freeway in Otay Mesa. Serviced as an expert witness numerous times regarding land values in San Diego.

Section G – Vacancy available (continued)

The following Independent Taxpayer Oversight Committee position(s), shown in **BOLD**, is/are vacant.

Briefly describe the nature of your experience as related to that category, including the number of years of experience you have in that area.

☐

A professional with demonstrated experience of ten years or more in the management of large-scale construction projects.

☐

A professional with demonstrated experience of ten years or more in the management of large-scale construction projects.

☐

A licensed architect, civil engineer, or traffic engineer with demonstrated experience of ten years or more in the fields of transportation and/or urban design in government or the private sector.

Section G – Vacancy available (continued)

The following Independent Taxpayer Oversight Committee position(s), shown in **BOLD**, is/are vacant.
Briefly describe the nature of your experience as related to that category, including the number of years of experience you have in that area.

--

Section H – About yourself, as related to the job position

Please respond as concisely as possible. Applications will not be judged on length of response.

1. Why are you interested in serving on the Independent Taxpayer Oversight Committee (ITOC)?

Never served in the Military and would like to give back to my City and State.
Enjoy meeting new people and assisting in solving problems.

2. What professional skills and abilities would you bring to the committee, and how would they benefit the ITOC?

Key knowledge of valuing land and real estate.
Many of my sales transactions, I represent both seller and buyer, in these situations it is vital to have a win / win sales transaction, where both parties are happy with the sale and still happy years later.
I am a good listener.
I run or can assist in running a good meeting.

3. What do you hope to accomplish by your participation in the ITOC?

Be a good asset to the ITOC
meet new people
represent the Tax Payers well

Section I – Affiliations

To the best of your knowledge, have you currently, or have you ever been, affiliated (as a director, officer, partner, trustee, employee, owner, advisor, or consultant) with any institution, organization, or business entity that might present an actual, potential, or apparent conflict of interest should you be appointed? An example would include, but not be limited to, a contract with SANDAG.

☒ Yes (If "Yes", please explain below) ☐ No

In my business, I represent land holders, Developers and people who own or lease Real Estate assisting them with leasing or selling their properties.

Section J – Financial holdings and property

To the best of your knowledge, do you have financial holdings in or receive income from any source or own real property or personal property that might present an actual, potential, or apparent conflict of interest should you be appointed?

☒ Yes (If "Yes", please explain below) ☐ No

I have a minor interest in the Enterprise Rent a Car real estate in Chula Vista. I also own a home with my wife in La Jolla. no other holdings in San Diego County.

Applicant certifies


All statements in this application are true and correct to the best of my knowledge and belief. I understand that false or misleading answers are cause for rejection of this application.

By submitting my application to SANDAG, I authorize employers, schools, law enforcement agencies, and other individuals and organizations named in this application to provide candid and full information regarding my work record, job performance, volunteer work or service as a public official, character, ability, and fitness to authorized employees of SANDAG. I understand that the information may be positive, negative, confidential, and/or privileged in nature and may be used by SANDAG in any phase of the application process. I release current and previous employers, schools, law enforcement agencies, individuals, organizations, and SANDAG and its employees/representatives from any liability and/or damages that may result from the release, receipt, or use of requested information.

By checking the "I agree" box below, I hereby certify that I have read and understood the instructions, conditions, and other information provided in this document.

I agree ☒

Signature (please type name)



Date



Please feel free to provide additional information or letters of endorsement.

Thank you for your interest in serving on the SANDAG Independent Taxpayer Oversight Committee.

Section K – Area of San Diego County you reside in:

City of San Diego, Unincorporated San Diego County, South (Chula Vista, Coronado, Imperial Beach, or National City), East (El Cajon, La Mesa, Lemon Grove, or Santee), North Coastal (Carlsbad, Del Mar, Encinitas, Oceanside, or Solana Beach) or North Inland (Escondido, Poway, San Marcos, or Vista).

- ☒ City of San Diego
☐ Unincorporated San Diego County

South

- ☐ Chula Vista
☐ Coronado
☐ Imperial Beach
☐ National City

East

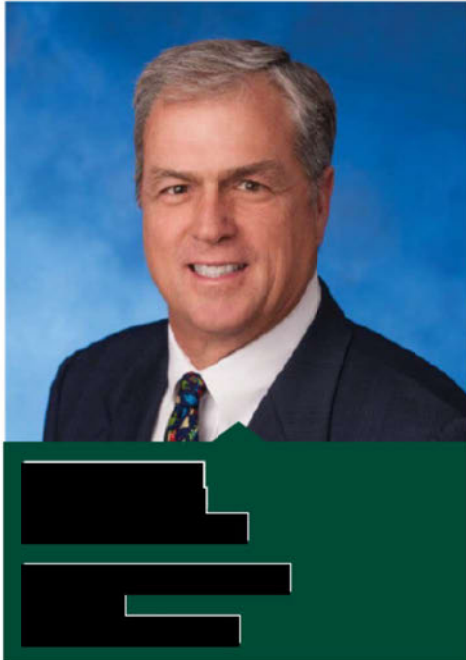
- ☐ El Cajon
☐ La Mesa
☐ Lemon Grove
☐ Santee

North Coastal

- ☐ Carlsbad
☐ Del Mar
☐ Encinitas
☐ Oceanside
☐ Solana Beach

North Inland

- ☐ Escondido
☐ Poway
☐ San Marcos
☐ Vista



Clients Represented (partial list)

- Sunroad
- Wohl Property Group
- San Ysidro Health Center
- Sudberry Development
- Prudential
- Morgan Stanley
- Sares Regis
- Rabobank

Rob Hixson, III has been with CBRE for 39 years and works both sides of the California/Baja California border, assisting landlords and tenants. Rob assists developers in entitling and developing land and buildings in California/Baja California border areas. Rob also negotiates industrial building leases and sales and markets industrial investments and land for sale on both sides of the border.

Significant Sales

- Kearny Real Estate / San Diego County – 50 Acres
- Spooners Mesa – 390 Acres
- Brown Field Business Park – 160 Acres
- Gateway Otay Park – 62 Acres

Major Transactions

- Street to Prologis – 40 Acres – \$28M - November 2021
- Cone to Prologis – 36 acres – \$15M - August 2021
- Wohl Development to Otay T.J. Ventures (Sam Zell) – 54 acres - \$34M, March 2008
- Kearny Real Estate to Dart Development – 50 acres – \$11M, August 2010
- Punta Bandera – Mexico – 18 acres – \$2.5M, February 2016
- SpaceCraft – Tijuana – \$12.3M, May 2024

Achievements

- Over 18,000 acres sold in Southern California
- Over 3,500,000 square feet of industrial buildings sold
- Runner up SIOR Presidents Community Service Award 2005
- Founder Baja Challenge – over 400 houses built for the homeless in Tijuana
- Governor's Commendation for Community Service 2002

Credentials/Affiliations

- Chair, Otay Mesa Planning Group, City of San Diego, 2004 to present, Board Member since 2000
- Society of Industrial and Office Realtors (SIOR), San Diego Chapter President 2004
- Vice Chair, East Otay Mesa Property Owners Association, County of San Diego
- Former Chair, Community Advisory Council for the 125 Freeway
- San Diego County Commercial Association of Realtors 1999 President
- Member, National Association of Industrial and Office Parks (NAIOP)
- Past Member, City of San Diego Airport Advisory Committee
- Board Member Project Mercy
- Member RLI (Realtors Land Institute), only San Diego member

Rob Hixson III, SIOR

Senior Vice President, San Diego

CBRE

Rob Hixson, III has been with CBRE for 39 years and works the California/Baja California border market, assisting landlords and tenants. During this time, Rob has assisted developers in entitling and developing land and buildings in the California/Baja California areas. He negotiates Industrial building leases and sales and markets Industrial Investments and land for sale. Rob has the ability to successfully complete complex transactions in a multi-national/multi-cultural environment.

Personal

- Married 40 years, three children
- Fifth Generation Californian
- Founding member, La Jolla Community Church
- Captain UCLA Varsity Rugby Team 1982
- NCAA Div. II National Football Playoffs 1977 & 1978 U.C. Davis
- Eleven-gallon blood donor

Education

- Masters of Business Administration (MBA) – UCLA 1982
- Bachelor of Arts – AG Economics and Business Management – UC Davis 1979
- Some basic Spanish

Discussion Memo

Background

In accordance with the TransNet Extension Ordinance, an Independent Taxpayer Oversight Committee (ITOC) was established to provide an enhanced level of accountability for expenditures made under the Expenditure Plan. The ITOC functions in an independent, open, and transparent manner to ensure all voter mandates are carried out as required in the Ordinance, and to develop constructive recommendations for improvements to the financial integrity and performance of the TransNet program.

The membership of the ITOC consists of seven voting members, each of whom represents a specified area of expertise. The terms for the professional in the management of large-scale construction projects category and a senior executive with experience leading large organizations in the private sector category will end on May 2029.¹ The position for a professional in the real estate, local economics, and/or right-of-way acquisition became vacant in November 2024.

Selection Process

The ITOC selection process consists of two steps pursuant to the TransNet Extension Ordinance. First, the Technical Screening Committee reviews applications and recommends candidates for each position. Second, the Selection Committee is asked to consider applications for each position based on recommendations provided by the Technical Screening Committee. For a member eligible to serve for an additional term, an application for reappointment to continue as a member of the ITOC must be submitted.

The TransNet Extension Ordinance states:

1. **Technical Screening Committee:** A Technical Screening Committee will be established to review applications received from interested individuals. This committee will consist of three members selected by the Executive Director from high-level professional staff of local, regional, state, or federal transportation agencies outside of the San Diego region, or from one of the region's colleges or universities in a transportation-related field, or a combination thereof. The committee will develop a list of candidates determined to be qualified to serve on the ITOC based on the criteria established for the open position(s) on the ITOC. The Technical Screening Committee will recommend two candidates for each open position from the list of qualified candidates for consideration by the Selection Committee. The recommendations shall be made within 30 days of the noticed closing date for applications.
2. **Selection Committee:** A selection committee shall be established to select the ITOC members from the list of qualified candidates recommended by the Technical Screening Committee. The Selection Committee shall consist of the following:
 - Two members of the County of San Diego Board of Supervisors
 - The Mayor of the City of San Diego
 - A Mayor from the cities of Chula Vista, Coronado, Imperial Beach, or National City selected by the mayors of those cities.
 - A Mayor from the cities of El Cajon, La Mesa, Lemon Grove, or Santee selected by the mayors of those cities.

¹ The TransNet Extension Ordinance states that "ITOC members shall serve no more than eight years unless the member's first term was less than four years, in which case the member may serve an additional two terms after the partial term. In no case, however, shall any member serve more than ten years on the ITOC."

- A Mayor from the cities of Carlsbad, Del Mar, Encinitas, Oceanside, or Solana Beach selected by the mayors of those cities.
- A Mayor from the cities of Escondido, Poway, San Marcos, or Vista selected by the mayors of those cities.

The selection of ITOC members shall be made within 30 days of the receipt of recommendations from the Technical Screening Committee. All meetings of the Selection Committee shall be publicly noticed and conducted in full compliance with the requirements of the Brown Act. Should the Selection Committee be unable to reach an agreement of a candidate from the qualified candidates recommended by the Technical Screening Committee, the Selection Committee will request that the Technical Screening Committee recommend two additional qualified candidates for consideration, and the same selection process outlined above for new members will be initiated.

Technical Screening Recommendations

Requests for Reappointment

Consistent with the TransNet Extension Ordinance, the ITOC members currently serving in the positions below applied by the submittal deadline to continue as members of the ITOC for Selection Committee approval as follows:

- Jacqueline Appleton-Deane – a professional with demonstrated experience of ten years or more in the management of large-scale construction projects.
- Sunnie House – a chief executive officer or person in a similar senior-level decision-making position of a major private sector employer with demonstrated experience in leading a large organization.

The Technical Screening Committee met on March 28, 2025, and noted that Mrs. Appleton-Deane and Mrs. House have strong qualifications and relevant expertise in their respective subject matters. The Committee considered Mrs. Appleton-Deane and Mrs. House's attendance record and willingness to participate on various ITOC subcommittees. In addition, Technical Screening Committee members considered the benefit of having experienced members with institutional memory on the ITOC to provide meaningful input based on their knowledge of the TransNet program over the years.

The Technical Screening Committee recommends the reappointment of Mrs. Appleton-Deane and Mrs. House for consideration by the Selection Committee.

Requests for Appointment

Consistent with the TransNet Extension Ordinance, the Technical Screening Committee held a virtual meeting on March 28, 2025, to review and discuss candidate applications for the vacant ITOC position. A total of two applications were received for the one open position which requires a professional with demonstrated experience of ten years or more in real estate, land economics, and/or right-of-way acquisition.

The Technical Screening Committee commented on the well-qualified applications received from both candidates. In its review, the Technical Screening Committee considered factors such as the applicant's quality of the responses to the questions in the application, the depth of experience of each applicant, the level of demonstrated understanding of the role of ITOC, and the type of skills that the applicant would bring to ITOC.

Consistent with Ordinance provisions, the Technical Screening Committee recommends that the following two candidates be advanced for consideration by the Selection Committee based on their qualifications.

The candidates for the professional in real estate, land economics, and/or right-of-way acquisition are:

- David Santistevan – The Technical Screening Committee considered Mr. Santistevan’s extensive experience working for Colliers International, specializing in the sale of land, focusing on property suitable for single-family subdivisions, apartment and condominium development, senior care facilities, school sites, ranches and conservation land. In addition, the Committee recognizes his active involvement in the Lambda Alpha International – Real Estate Economics Society and the Lincoln Club of San Diego.
- Rob Hixson – The Technical Screening Committee considered Mr. Hixson’s substantial experience working for CBRE, negotiating industrial building leases and sales, and marketing residential and commercial land parcels. In addition, the Committee recognizes his active involvement in the Society of Industrial and Office Realtors (SIOR), San Diego chapter.

Should the Selection Committee not approve the requested appointments, the selection process for a new member would be initiated. A Technical Screening Committee would be established to review applications received from interested individuals and recommend qualified candidates for consideration by the Selection Committee.

ITOC Term Limits

In 2017, the SANDAG Board of Directors amended the TransNet Extension Ordinance to further stagger ITOC terms to prevent turnover of more than two members at any one time and to allow members filling mid-term vacancies to serve additional terms (not to exceed a total of ten years). In addition, the TransNet Extension Ordinance amendment acknowledged that if more than two members need to be replaced during the same recruitment period, the Selection Committee would determine the length of each member’s first term to limit concurrent future turnover.

The ITOC members requesting reappointment (a professional in large-scale construction project management category and a senior executive with experience leading large organizations in the private sector category) were originally appointed in December 2024 and April 2020 respectively. Altogether, Mrs. Appleton-Deane has served for a total of five months, and Mrs. House has served for a total of five years. The proposed new term end dates are also noted.²

Table 1. Proposed Term Limits for ITOC Members

ITOC Member Requesting Reappointment	Jacqueline Appleton-Deane	Sunnie House
Original Term Start	X	April 2020
First Term Start	December 2024	May 2021
Second Term Start	June 2025	June 2025
Proposed Term End Date	May 2029	May 2029

² In accordance with the TransNet Extension Ordinance, ITOC members are to serve a term of four years, except that appointments may be less than four years to ensure the terms of the ITOC members are sufficiently staggered. The TransNet Extension Ordinance also states that ITOC members shall serve no more than eight years unless the member’s first term was less than four years, in which case the member may serve an additional two terms after the partial term. In no case, however, shall any member serve more than ten years on the ITOC.

The ITOC member, serving in the capacity of a professional in real estate, land economics, and/or right-of-way acquisition, was reappointed in May 2024 for a four-year term, set to conclude in May 2028. However, after three years of service, this professional resigned from the ITOC due to personal reasons. Based on the proposed term end date of May 2028 for the replacement of the professional in real estate, land economics, and/or right-of-way acquisition category, term limits for all seven ITOC members would be as follows and would ensure term expirations do not result in more than two vacancies at any one time. Alternatively, the Selection Committee could elect to stagger terms differently than proposed below for the professional in the management of large-scale construction projects as shown in grey cells.

Table 2. Term Limits for All ITOC Members

Terms expiring May 2025 (Proposed)	Terms expiring May 2026	Terms expiring May 2027	Terms expiring May 2028
A chief executive officer or person in a similar senior-level decision-making position, of a major private sector employer (Sunnie House)	A licensed architect, civil engineer, or traffic engineer (Francisco Rivera)	A professional in biology or environmental science (Lorraine Ahlquist)	A professional experienced in real estate and land economics (Vacant)
A professional in the management of large-scale construction projects (Jacqueline Appleton-Deane)		A professional in the field of municipal/public finance and/or budgeting (Maryam Babaki)	A licensed engineer with appropriate credentials in the field of transportation project design or construction (Les Hopper)