SAN DIEGO ASSOCIATION OF GOVERNMENTS
REGIONAL PLANNING COMMITTEE

December 2, 2005
AGENDA ITEM NO.: 1

Action Requested: APPROVE

REGIONAL PLANNING COMMITTEE DISCUSSION AND ACTIONS
Meeting of October 7, 2005

The Regional Planning Committee meeting was called to order at 12:07 p.m. by Committee Chair Lori Holt Pfeiler (North County Inland). The attendance sheet for the meeting is attached.

Chair Holt Pfeiler thanked and welcomed all for attending today’s meeting.

1. APPROVAL OF SEPTEMBER 2, 2005, MEETING MINUTES

   Action: Upon a motion made by Supervisor Horn (County of San Diego) and a second made by Councilmember Jones (Lemon Grove), the Committee voted to approve the minutes of the September 2, 2005, meeting.

2. PUBLIC COMMENTS/COMMUNICATIONS/MEMBERS COMMENTS

   None.

ENVIRONMENTAL MITIGATION PROGRAM (EMP) REPORT

3. APPROVE AN AMENDMENT TO TransNet’s ENVIRONMENTAL MITIGATION PROGRAM WORKING GROUP CHARTER AND REVIEW THE WORK PROGRAM (APPROVE)

   Staff noted that on July 1, 2005, the Regional Planning Committee (RPC) approved the Charter for the Environmental Mitigation Program Working Group (EMPWG), which included appointing 16 organizations to the Working Group. At that meeting, staff was asked to consider adding members and to return to the RPC with recommendations. The first group that was evaluated was the California Coastal Conservancy. The California Coastal Conservancy works in partnership with local governments, other public agencies, nonprofit organizations, and private landowners to protect and improve coastal resources. Membership on the Working Group would enhance partnership opportunities among the Conservancy, SANDAG, and Caltrans as the Working Group moves forward in identifying coastal resources that could mitigate transportation projects and potential land acquisitions and dedications that will help implement the habitat conservation plans. The second group that was evaluated was the San Diego Foundation. The San Diego Foundation manages over 1,000 funds, helping to make decisions on the expenditures of those funds based on the
goals and objectives of the fund sponsors. Their membership would provide an opportunity for SANDAG to work in concert with the Foundation to advance common goals of completing the habitat conservation plans, identifying mitigation opportunities, leveraging funds with the private sector, and increasing public participation in open space protection efforts. The third group is the Alliance for Habitat Conservation (AHC), which is a nonprofit organization of large landowners, who work in concert with local, state, and federal jurisdictions on the development of habitat conservation plans. AHC played a significant role in the passage of TransNet. Their participation on the working group would continue dialogue among SANDAG and Alliance members as the TransNet extension is implemented. Staff recommended deferring membership of the International Community Foundation at this time because representation on the EMPWG from the nonprofit charitable giving community can be achieved through the membership of the San Diego Foundation. However, as the working group begins discussions on border-related environmental issues, representatives from the organization should be invited to the working group meetings as their expertise could be a resource to SANDAG.

The EMPWG held its first meeting on September 13, 2005. They reviewed the Charter and asked for two changes to help clarify their responsibilities. The first change clarifies that the EMPWG will identify organizations to perform monitoring, management, and acquisition activities identified in the needs assessment. All organizations will be considered and the working group will not be limited to any list of specific organizations which may have already been considered. The second change adds Phase II funding to the list of EMPWG responsibilities. The group will work with SANDAG to identify additional regional funding mechanisms to meet the long-term requirements for implementing habitat conservation plans in the San Diego region.

The EMPWG appointed Tom Oberbauer, Chief MSCP Division, Department of Planning and Land Use, County of San Diego, to serve as Vice Chair of the group. The group reviewed the work program and decided to appoint a subgroup to begin work right away on two of the work program tasks. The subgroup will report back to the EMPWG at its next meeting scheduled on October 11, 2005. The group concluded the meeting by reviewing a draft needs assessment, highlighting the implementation activities of the habitat conservation plans. The group will discuss and recommend revisions at its next meeting.

Councilmember McCoy (Imperial Beach) asked if there were a list of the members and agencies that were considered for membership. Staff stated that information is included in the staff report.

Jeanette Baker (US Army Corps of Engineers) asked if the recommendations for additional membership would come through the EMPWG. Chair Pfeiler noted that staff was asked by the Regional Planning Committee to look at the addition of the members being discussed at today’s meeting.

Ms. Baker questioned if the EMPWG would be doing the work analysis in the future. Chair Pfeiler stated that the way it works is that the RPC would direct the EMPWG to work with staff to investigate issues. The EMPWG would be the group that would do the work and staff would report back to the RPC with the group’s recommendations.
**Action:** Upon a motion made by Councilmember Jones (East County) and a second by Councilmember McCoy (South County), the Committee voted to approve an amendment to the Environmental Mitigation Program Working Group Charter by appointing the California Coastal Conservancy, the San Diego Foundation, and the Alliance for Habitat Conservation to the Working Group.

**REGIONAL PLANNING COMMITTEE (RPC) REPORTS**

4. **UPDATE ON ENERGY WORKING GROUP (INFORMATION)**

Chair Pfeiler introduced Councilmember Henry Abarbanel, co-chair of the Energy Working Group (EWG), and invited him to provide the Regional Planning Committee (RPC) with an update on the EWG’s efforts.

Councilmember Abarbanel noted that he reports to RPC periodically on the activities of the EWG, highlighting some items listed in the staff report. Councilmember Abarbanel announced that he has been visiting city councils to generate input and report on EWG activities. The primary work of the EWG is to participate in preparation of the Long Term Resource Plan (LTRP) that will be submitted by SDG&E to the California Public Utilities Commission (CPUC), which is due next summer. He mentioned that SDREO has purchased the MRW Energy Resource Tool, an energy resource database, and has hired a UCSD student to assist with the development of a cost-based model that would enable better cost-benefit analysis. He will report back to the RPC early next year on the progress of that project.

Councilmember Abarbanel reported that as a result of the applications received for the EWG’s Energy Efficiency Pilot Program, the EWG chose to work with the City of Carlsbad. The energy audit that went along with the program indicated a cost savings of $150,000 to the City of Carlsbad. He also mentioned that he attended a meeting to discuss the status of the Borders Energy Issues Group (BEIG), which addressed the importance of energy in Baja California and how it will affect the border region. Due to staff and budget constraints, the work of the BEIG will be put on hold until the completion of the LTRP. However, funding may be available at the state level now to work on these issues at the international border, and the EWG will be applying for some of that funding to continue its work. He stated that a series of energy workshops will be held. The first will be a legislative forum to be held on October 17, 2005, with Senators Kehoe and Morrow as moderators. He encouraged all members to attend. On October 14, 2005, there will be a lunch meeting with Dian Gruenich, a member of the CPUC. A Climate Change workshop co-hosted by the Industrial Environmental Association (IEA) will be held on December 14, and in March 2006, a workshop may be held on nuclear energy, which is extremely important to illuminate the pros and cons of nuclear power plants.

Regarding membership, there are stakeholders that have been identified originally that have dropped out of the group who could address the issues of water and wastewater. Water transportation is approximately 10 percent of energy throughout the state. Ignoring that aspect would be remiss on the EWG’s part. The focus on transportation is also important. Councilmember Abarbanel would like to add a member of Caltrans, the Metropolitan Transit System (MTS), or the North San Diego County Transit Development
Board (NCTD). There are potential renewable resources in the region, including Imperial Valley, and he would also like to have a member of the Imperial Irrigation District (IID) participate on the EWG. There is also no representation from the Farm Bureau, and he would also like to see them on board, as well as a representative from Baja California.

Howard Williams (San Diego County Water Authority) questioned why the representative from CWA was not participating on the EWG. Councilmember Abarbanel stated that the SDCWA Chair indicated to him that the SDCWA does not expend the water; the local water purveyors do that. He felt that those types of agencies would be a better fit for the EWG.

Mr. Williams noted that he will follow up on this issue.

Councilmember Druker (NCTD) commented that it would make sense that MTS be the transit agency representative because electricity is being used on the trolley more so than by NCTD transit operations. Councilmember Abarbanel stated that he would be happy to approach MTS to see if they would be interested in participating on the EWG.

Chairwoman Slater-Price (County of San Diego) recommended that Caltrans also be asked to join the group.

Chair Pfeiler indicated that staff would need to update the EWG’s Charter to include the list of proposed members.

Staff stated they will put this item on the agenda for the next EWG meeting.

Councilmember Abarbanel noted that the CPUC does not consider Northern Baja California as part of the San Diego region and will not include their energy facilities as available resources.

Councilmember Jones mentioned that the lack of an energy / transportation component was identified by REPAC, the stakeholder group that oversaw the preparation of the Regional Energy Strategy. He asked whether there is going to be a transportation component included in future energy plans. Staff replied that work is included in the work program for the next update of the Regional Comprehensive Plan (RCP) and Regional Transportation Plan (RTP). Staff added that an issue paper on transportation/energy will be drafted and presented to the Transportation Committee, the Regional Planning Committee, as well as the Energy Working Group.

Chair Pfeiler stated that the RPC can make the recommendation to the Executive Committee for the EWG to move forward.

Chairwoman Slater-Price noted that Lindon Blue improved the way that nuclear reactors have been run in the past.

Councilmember Abarbanel stated that there have been significant improvements in design and reactors, but issues are still apparent when it comes to waste regarding the reactors.
Councilmember McCoy asked who is providing grants for the borders energy issues. Councilmember Abarbanel replied that funding has been made available from the California Energy Commission.

Councilmember McCoy made the motion to recommend that the Executive Committee create a Borders Issues Group. Councilmember Jones seconded the motion.

Staff reminded the RPC that the existing BEIG was put on hiatus by the Executive Committee.

Councilmember Abarbanel stated that the EWG is currently applying for funding and will begin to work on these binational energy issues in June if and when funds become available.

Chair Pfeiler thanked Councilmember Abarbanel for the update and told him to keep up the good work.

Action: The Regional Planning Committee accepted this report as information.

5. REGIONAL HOUSING WORKING GROUP (RHWG): CHARTER AND MEMBERSHIP (APPROVE)

Staff stated that in May 2005, the SANDAG Executive Committee voted to approve the continuation of the Regional Housing Task Force (RHTF) as the Regional Housing Working Group (RHWG). As part of its approval, the RHWG was directed by the Executive Committee to provide updates to the RPC on a regular basis. The purpose of the RHWG is to serve as a forum for the discussion of regional housing issues and the development of regional housing solutions, and to advise the RPC on housing-related issues that affect the region.

The RHWG will review and/or make recommendations on the following tasks in SANDAG’s Overall Work Program: forums on housing issues of local and regional interest; implementation of a program to educate the public and elected officials about regional housing issues and solutions; the final report to the state legislature on the implementation of the pilot housing element self-certification program; select state and federal housing-related legislation; and housing information on SANDAG’s Web site. The membership of the Working Group was a significant topic of discussion during the past several RHWG meetings. Originally a group that totaled 42 members, it is recommended that the working group be pared down to 25 people with subregional representation by housing staff. The proposed list of members of the Working Group is included in the staff report. Currently the co-chairs of the RHTF would like to continue as the co-chairs of the RHWG. A Vice-Chair would be selected in the event that neither of the co-chairs was able to attend. Staff noted that the recommendation today is for the RPC to approve the Charter, allow Duane Roth and Deputy Mayor Patty Davis (South County) to continue as co-chairs, and approve the work program.

Bill Anderson (Regional Planning Stakeholders Working Group) recommended that the City/County Reinvestment Task Force be added to the Working Group. Staff indicated that a representative of that group could be solicited.
Chair Pfeiler stated that she likes the idea of the Charter moving forward; the RHWG could serve as a think tank on housing issues for the RPC.

Action: Upon a motion made by Councilmember Jones and a second made by Supervisor Horn (County of San Diego), the Committee voted to approve the draft Charter for the RHWG. The Committee also voted for Duane Roth (CONNECT) and Deputy Mayor Patty Davis (South County) to continue to co-chair the group, and approved the RHWG work program.

6. SHOWCASING LOCAL SMART GROWTH PROJECTS: CHULA VISTA URBAN CORE SPECIFIC PLAN (INFORMATION)

Mary Ladiana, Planning and Housing Manager with the City of Chula Vista Community Development Department, stated that Chula Vista is the second largest city in San Diego County and one of the fastest growing in the nation. Currently, the population is 210,000, and SANDAG projects that to increase to 280,000 by the year 2030. The west side of Chula Vista is faced with many underutilized commercial areas and housing stock that is reaching maturity. Additionally, development interest is on the rise particularly due to the over saturated and escalating land prices in neighboring areas like San Diego. This combination makes the area a good candidate to accommodate growth and at the same time reap the benefits of revitalization.

Aware of the opportunities on the west side, Chula Vista decided to embark upon two concurrent planning efforts, a General Plan Update and a Specific Plan, to implement the evolving vision established for the Urban Core. The Specific Plan effort kicked off last summer with the creation of an 18-member advisory committee, a two-day charette, a visual preference survey, and community workshop. To build upon the evolving vision being set in the General Plan Update, one of the first planning endeavors was to create a series of district or neighborhood level “vision plans” to further evoke the image and potential for the urban core.

There were 10 key planning principles to guide the plan for the Urban Core. Those include:
- develop a vibrant, distinct urban atmosphere with a day to evening environment; build on and enhance Chula Vista’s cultural and historic traditions and diversity;
- foster visible cultural and civic amenities, such as urban parks, outdoor dining opportunities, and civic promenades;
- establish a hierarchy of building forms with greatest densities at key nodes; connect and integrate the Bayfront, east Chula Vista, and individual focus areas within the urban core;
- create lively and pedestrian-friendly environments through a concentration of activities in a compact, mixed-use setting; transition new development to minimize impacts on existing residential neighborhoods;
- provide creative parking strategies, including parking districts, structures, and reductions; define unique identities for focus areas through individualized streetscape design and public spaces; and restore the historic street grid layout in order to maximize transportation choices and increase mobility and circulation opportunities for pedestrians, transit, and automobiles.

Next steps will be to draft a specific plan by fall 2005; continue with the Public Facilities Plan underway; distribute an Environmental Impact Report (EIR) by early fall 2005; and finalize the approval process in the winter of 2005.
Chair Pfeiler asked how much sensitivity there is in the community to height restrictions. Ms. Ladiana responded that height has created a lot of sensitivity, and this issue is being addressed through transition zones. She also indicated that the limits are up to eight stories and are categorized as low-rise, mid-rise, and high-rise.

Councilmember Jones mentioned that parking in this area has always been a problem and he would be interested in seeing how this development will take place. He asked why E Street was not included in the planning process. Ms. Ladiana noted that E Street has been included in the plans along Third Avenue, which is the area where the traditional traffic problems have existed.

Councilmember Jones stated that in Lemon Grove, the residents have not objected to increased heights in the downtown area.

Chair Pfeiler stated that during the planning of projects there is usually an interest in parking, and there are almost always complaints. She thanked Ms. Ladiana for coming to the RPC and sharing this information.

**Action**: The Regional Planning Committee accepted this item as information.

7. **UPCOMING MEETINGS**

The next meeting of the Regional Planning Committee is scheduled for 12:00 noon to 2 p.m. on Friday, November 4, 2005.

8. **ADJOURNMENT**

Chair Holt Pfeiler adjourned the meeting at 1:09 p.m.
## CONFIRMED ATTENDANCE
### SANDAG REGIONAL PLANNING COMMITTEE MEETING
**October 7, 2005**
**12:00 p.m. to 2:00 p.m.**

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<tr>
<th>GEOGRAPHICAL AREA</th>
<th>JURISDICTION</th>
<th>NAME</th>
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<td>North County Inland</td>
<td>City of Escondido</td>
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<td>Susanah Aguilera</td>
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