



**BOARD OF DIRECTORS
JUNE 23, 2006**

**AGENDA ITEM NO. 06-06-1A
ACTION REQUESTED - APPROVE**

BOARD OF DIRECTORS DISCUSSION AND ACTIONS
MAY 12, 2006

Chairman Mickey Cafagna (Poway) called the meeting of the SANDAG Board of Directors to order at 10:04 a.m. The attendance sheet for the meeting is attached.

1. PUBLIC COMMENTS/COMMUNICATIONS/MEMBERS COMMENTS

Don Stillwell, a San Diego resident, raised concern regarding the lack of bus service to Kaiser Hospital. He recommended restoring the Route 14 bus stop at the Grantville Trolley Station so that residents of the Allied Gardens, Navajo, and Grantville communities will not have to transfer to get to other areas using the Green Line Trolley.

Petra Barajas, a candidate for the Mayor of Chula Vista, indicated that Chula Vista needs strong leadership that will promote good businesses and jobs and address transportation, education, and public safety needs. She mentioned that the City needs to meet the needs of average citizens of Chula Vista.

REPORTS (2 through 3)

2. LOCAL GENERAL AND COMMUNITY PLANS AND THE REGIONAL GROWTH FORECAST (DISCUSSION)

Chairman Cafagna mentioned that with the City of Poway involved in the growth forecast, he is certain that the Board will find that this is one of the most accurate forecasts ever. SANDAG's forecasts are an integral part of the Regional Comprehensive Plan (RCP) and Regional Transportation Plan (RTP) and are used day-to-day to help to prepare jurisdictions for the future. The forecast that the Board will be presented with today has been updated to support the 2007 RTP update.

Chairman Cafagna introduced the panel that will be making the presentation to the Board. The panel consisted of Niall Fritz, the Director of Development Services for the City of Poway and the Chair of SANDAG's Regional Planning Technical Working Group; Dr. Edward Schafer, SANDAG Senior Demographer; and Dr. Jeff Tayman, SANDAG Technical Services Director.

The Regional Planning Technical Working Group includes planning or community development directors from throughout the region. They advise SANDAG's Regional Planning Committee and the Board on important issues related to land use, transportation, growth, and development. Today, the panel will present a general overview of the forecast

process, how the general and community plans of the 18 cities and County feed into the forecast, and the updated forecast for the San Diego region.

Niall Fritz, Chair of the Regional Planning Technical Working Group, provided some brief comments on the Regional Growth Forecast. He mentioned that the forecasts that SANDAG prepares are widely used on a day-to-day basis by the local jurisdictions, with the major use in transportation planning and traffic/transit forecasting. Local staffs' work very closely with SANDAG to ensure that the forecasts are consistent with each jurisdiction's local general/community plans. The general plans in the region also affect the quality and accuracy of transportation and growth forecasts and need to be examined periodically so they reflect current trends and policies.

The potential smart growth areas that have been identified (approximately 120) as well as possible infill housing areas, will likely require general/community plan updates within individual jurisdictions. He noted that some jurisdictions seem to be very satisfied with their present plans and see no need for updating them. Other jurisdictions have identified the time and cost involved in a comprehensive general plan update as an impediment to making these updates. Of the jurisdictions that have recently done general plan updates, half found through that process there was an appropriate increase in the number of housing units within their jurisdiction, while other plan changes have showed slight decreases or no change at all to total housing units.

Action: This report was presented for discussion.

3. 2030 REGIONAL GROWTH FORECAST UPDATE (DISCUSSION)

Dr. Ed Schafer, Senior Demographer, presented the 2030 Regional Growth Forecast update. SANDAG has been conducting forecasts since the early 1970s. The forecasts are based on adopted local plans and policies and are used as a policy tool to help guide plans and policies. The forecasts are updated every three to five years and are not an expression for or against growth.

The forecasts play a key role in the RTP and RCP and provide a common authoritative data source widely used by many private and public sector agencies. While preparing the forecasts, staff does extensive testing and refinements of methods and relies heavily on the collaborative efforts of subject-matter experts. The updated forecast shows that between 2005 and 2030 population will increase by 31 percent, housing will increase by 26 percent, and employment will increase by 33 percent.

Why does the population grow? There are two sources: natural increase (births minus deaths) and net migration (the difference between the people who move into the region and those who move out). Around 60% of our future growth will be due to natural increase. Dr. Schafer summarized several tables and charts that showed over the next 25 years growth will slow, the population will age, and the region will become more ethnically diverse.

Gary Gallegos, Executive Director, noted that an important issue to consider as the population ages is the ability to meet the transportation needs of the region's elderly residents.

Dr. Schafer stated that by 2030 nearly all land currently planned for residential use will be developed and 17,000 acres of land planned for nonresidential uses will still be available. This remaining employment land has the potential for 228,000 additional jobs, which equates to approximately 10 years of job growth. Dr. Schafer next discussed the Smart Growth Concept Map, which includes about 120 potential smart growth areas not identified in current plans. If developed according to smart growth principles, these potential smart growth areas will help the region meet our long-term housing needs.

Chairman Cafagna asked if the forecasts take into consideration the strain to the region with the addition of one million more people by 2030. He asked whether providing infrastructure and services to meet the growing population has been considered.

Dr. Tayman noted that what is being reflected is the amount of growth that is allowed under the current plans of the 19 local jurisdictions.

Chairman Cafagna noted there is a gap in the number of housing units that is not being accounted for in the current plans.

Mr. Gallegos commented if all of the potential areas on the Smart Growth Concept Map came to fruition, the region would be able to meet its future housing demand.

Chairman Bill Horn (County of San Diego) stated that the forecast shows while the region is growing, some school districts have experienced declining enrollment. He also asked if the forecast takes into account illegal immigrants.

Dr. Schafer responded that illegal immigrants are included to the extent that they are reflected in the latest census and the national forecasts prepared by the U.S. Census Bureau. He noted that we have no way of knowing the exact amount of illegal immigrants represented in the forecast.

Vice Mayor Pia Harris-Ebert (San Marcos) mentioned that the student enrollment in high schools in her area is growing, and new schools are being built every year. She asked if we are stating that updates to all elements of a jurisdiction's general plan should be mandated.

Mr. Gallegos responded no. However, he noted that this discussion is currently taking place at the state level. Senate and Assembly bills related to housing elements and general plans are being drafted and the Secretary of the Business Transportation & Housing Agency is putting pressure on local jurisdictions to produce enough housing units to meet their housing needs. We need to ensure that local general and community plan time frames can support our transportation plans that extend 20-30 years into the future.

Mr. Fritz indicated that many jurisdictions also use the community or specific plan process as a way to update their general plans. State law does require each jurisdiction review their plans every five years, but it does not require that the plans be updated.

Mayor Pro Matt Tem Hall (Carlsbad) asked how the persons per household numbers were calculated and how they differ throughout the county.

Dr. Schafer responded that they are based on the U.S. census and are updated using factors such as household formation rates and age. Persons per household varies by jurisdiction and throughout other areas of the region.

Mayor Pro Tem Hall questioned if the lands planned for employment could be used for housing in some communities.

Dr. Schafer mentioned that some of the land designated for future employment may be appropriate for residential activities.

Councilmember Jim Madaffer (City of San Diego) stated that one of the policy questions asks for the Board's position regarding seeking funding from the state for local plan updates. This is important because the League of California Cities adopted a resolution to work with the Department of Housing and Community Development to find a consistent source of funding for regular updates to general plans. Sixty percent of the growth in the region to the year 2030 comes from within, which is a big change from past forecasts. The local elected officials need to do their best for their kids and grandkids to ensure that they will have some place to live. It is the responsibility of regional leaders to accommodate for the next generations' needs.

Chairman Harry Mathis (MTS) commented that instead of looking at a single number in the forecast, we should be looking at the range of numbers for the population, housing, and jobs we expect by 2030. He also raised concerns about future growth in the income of the region's residents.

Dr. Tayman noted that the heavy lifting and analysis of alternate regional growth scenarios and assumptions are carried out with assistance of a group of subject matter experts. The forecast presented today is their collective assessment of the most likely future for the region.

Dr. Schafer noted the forecast shows real income growth in the region that is consistent with the trend expected for the United States. It also portrays a very good local economic climate that is expected to increase the region's income levels over time.

Mayor Crystal Crawford (Del Mar) asked when the forecast would next be updated.

Dr. Schafer replied the forecast is typically updated on three to five-year cycles, in conjunction with major updates to the RTP and RCP.

Mayor Crawford questioned if the forecast can measure the success or lack thereof of the region's planning efforts. She asked if the statement about the accuracy of our forecasts applies only to the population numbers or to other components (e.g., housing, employment).

Dr. Schafer stated that the forecast is very useful as a monitoring tool to measure the changes in plans over time. He also noted that the accuracy of other forecast components is similar to that of the population.

Mayor Crawford commented that there should be a dialogue regarding resources for our aging population. Some elderly residents might want to move from a single-family residence to a condominium or an assisted living facility, and others may be able to live with their children. A diverse housing mix is needed to support the needs of the different age groups in the region.

She also commented on the high cost of housing and the need to provide housing affordable to the workers who want to live in this region. She noted the Borders Committee is focusing on interregional planning efforts, including work on the second phase of our I-15 Interregional Partnership with the Western Riverside Council of Governments. It will be interesting to see what happens when people living in Temecula and Murrieta and working in our region retire. That could provide some traffic relief on I-15.

Mayor Crawford also mentioned that currently the population in the Imperial Valley is 165,000, and they have approved building another 25,000 new housing units. The same trends that are happening to the north of the San Diego region also are happening to the east of it. Local elected officials need to do some things differently, including identifying funding sources for those communities that want to update their general plans, but cannot afford to do so. She indicated that the City of Del Mar has been updating its general plan piece by piece, which is not as costly as a comprehensive plan update. She concluded that this staff report was very helpful and hopes that we can be visionary in regards to planning for our future.

Dr. Tayman noted that staff will be conducting surveys of travel behavior in Riverside, Orange, and Imperial Counties. These surveys will document current trends in interregional commuting and will help update our transportation and forecasting models.

Councilmember Phil Monroe (Coronado) stated that general plans have a number of separate elements, and sometimes each element is updated on its own. He added that it takes longer to do an entire update, which is both costly and often more contentious than updating individual plan elements.

Deputy Mayor Shari Mackin (Oceanside) mentioned that the City of Oceanside has recently gone through an update of its general plan and has one of the lowest jobs-housing balances in the region. She urged the Board to allow a little more time to approve the Smart Growth Concept Map. She felt that some of the proposed smart growth areas in Oceanside and along its borders were not appropriate.

Coleen Clementsen, Principal Regional Planner, indicated that staff has been reviewing the public comments received from the Smart Growth Concept Map workshops with the each jurisdiction's planning director. It appears that the planning directors are comfortable with the feedback received from the workshops. Ms. Clementsen offered to go to each jurisdiction to discuss their specific concerns. She added that the purpose of the June deadline for the Smart Growth Concept Map is to have the map finalized for use in the 2007 update of the RTP.

Mayor Christy Guerin (Encinitas) suggested all Board members read the handout concerning proposed state land use and housing legislation provided by Councilmember Madaffer. As the Board moves forward, it needs to be watchful of proposed changes that could take

away local land use control. She added that she was grateful the League of Cities is watching the progress of current bills and added each jurisdiction also needs to watch these bills closely.

Councilmember Madaffer gave his perspective regarding what is happening at the state level and mentioned that local land use authority is being challenged every day in Sacramento. The state feels that they can solve the affordable housing issue better than the local governments. The San Diego region is a leader in this area, but the lack of housing is a problem statewide. Local governments need to understand if they are not proactive in this area, the state will step in and do it for them.

Vice Mayor Harris-Ebert indicated that the local land use decisions should be left up to the local jurisdictions.

Councilmember Monroe stated that one of the problems is that SANDAG does not have local land use authority. While we can promote changes to local land use policies, we cannot enforce them.

Pedro Orso-Delgado (Caltrans) pointed out that a lot of people are commuting from Tijuana to work in our region, and some live in our region and work in Mexico.

Mayor Crawford mentioned that the same thing is happening in Imperial County.

Dr. Schafer stated that currently around 2,500 people commute from the San Diego region to work in Mexico and 30,000 commute from Mexico to work in the San Diego region. He also noted that the forecast accounts for these binational commuting trends.

Mayor Pro Tem Hall mentioned there are four smart growth areas identified in the City of Carlsbad, and none has received any negative responses. These smart growth areas have been reviewed by the public at many workshops and meetings.

Councilmember Jack Dale (Santee) noted that 60 percent of the growth is coming from within, which will result in an increasing number of school age children.

Mr. Schafer responded that cycles characterize a community's change, and some areas will see high demand for school enrollment, especially in new neighborhoods, while others could see stagnant or declining enrollments.

Chairman Cafagna encouraged the Board members to provide input regarding the policy questions listed in the presentation.

Councilmember Joe Kellejian (Solana Beach) stated the year 2030 will be here before we know it. SANDAG is responsible for planning a transportation system for the future, and there is a significant issue coming up that needs to be considered. Not all of the senior population can live within a quarter of a mile of a transit station, and they are not necessarily going to want to move to get closer to transit. The question is how to get the senior population from their homes, out of their cars, and encourage them to use mass transit in order to get them to the services they need.

Deputy Mayor Mackin asked if a city could declare a smart growth corridor in someone else's jurisdiction.

Ms. Clementsen mentioned that each jurisdiction was asked to look at its own jurisdiction and propose its own smart growth areas.

Mr. Gallegos stated there are more than 200 locations that were identified by local jurisdiction staff as either existing/planned or potential smart growth areas. SANDAG staff has verified whether these areas meet our RCP definitions.

Councilmember Patricia McCoy (Imperial Beach) mentioned that she does not like the idea of using development impact fees for general plan updates, because they need to go toward providing infrastructure and services for the housing that is currently being built.

Vice Mayor Harris-Ebert stated that in regards to the state, she is afraid of getting something for nothing. She stated that she could not trust the state to provide funding for local general plan updates without wanting something in return.

Councilmember McCoy noted that the City of Malibu was given monies by the state and their general plan was done for them. She added that she does not want to be dictated to by the state.

First Vice Chair Mary Sessom (Lemon Grove) commented that if this is important to the region, the Board may want to give direction to staff to come back with options for seeking funding for general plan updates.

Mayor Crawford expressed concern regarding the conversion of land strictly for housing that has been designated for employment. Jurisdictions need to look at what types of uses are appropriate and not just plan to put housing in areas designated for industrial uses.

Chairman Cafagna stated that the options staff has presented are viable and agreed that the region should continue to maintain control at a local level. The Board needs to understand that these are tools to help plan for the future.

Deputy Mayor Mackin thanked the Chairman for his comments. She mentioned that the Board should approach the issue of land use changes carefully.

Councilmember Kellejian reiterated that the Board should start planning now, rather than later for senior transportation needs, and this issue should be included in the update of the 2007 RTP. He also noted that all of the senior transportation-related strategies presented today are worth pursuing.

Vice Mayor Judy Ritter (Vista) mentioned that Vista has just developed a pilot program to enable seniors to get to the doctor and other places via taxicabs. She concurred with Councilmember Kellejian on the need to address senior transportation issues.

Councilmember Kellejian stated that this issue has been timely, and he appreciated the staff bringing these questions to the Board's attention.

Councilmember Jerry Rindone (Chula Vista) commented on the survey questions regarding the state of the region's general plans. He felt that the questions were too general and did not provide the complete picture of the status of region's plans.

Action: This report was presented for discussion.

4. UPCOMING MEETINGS

The next Board of Directors Business meeting is scheduled for Friday, May 26, 2006, at 9 a.m.
The next Board of Directors Policy meeting is scheduled for Friday, June 9, 2006, at 10 a.m.

5. ADJOURNMENT

The meeting was adjourned at 11:47 a.m.

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ATTENDANCE
SANDAG BOARD OF DIRECTORS' MEETING
May 12, 2006

JURISDICTION/ ORGANIZATION	NAME	ATTENDING	COMMENTS
City of Carlsbad	Matt Hall (Member)	Yes	
City of Chula Vista	Jerry Rindone (Alternate)	Yes	
City of Coronado	Phil Monroe (Member)	Yes	
City of Del Mar	David Druker (Alternate)	Yes	
City of El Cajon	Mark Lewis (Member)	Yes	
City of Encinitas	Christy Guerin (Member)	Yes	
City of Escondido	Lori Holt Pfeiler (Member)	Yes	
City of Imperial Beach	Patricia McCoy (Member)	Yes	
City of La Mesa	Dave Allan (2nd Alternate)	Yes	
City of Lemon Grove	Mary Sessom, Vice Chair (Member)	Yes	
City of National City			No Representation
City of Oceanside	Shari Mackin (Member)	Yes	
City of Poway	Mickey Cafagna, Chair (Member)	Yes	
City of San Diego - A	Jerry Sanders (Member A)	Yes	
City of San Diego - B	Jim Madaffer (Member B)	Yes	
City of San Marcos	Pia Harris-Ebert (Member)	Yes	
City of Santee	Jack Dale (Member)	Yes	
City of Solana Beach	Joe Kellejian (Member)	Yes	
City of Vista	Judy Ritter (Member)	Yes	
County of San Diego	Bill Horn (Member)	Yes	
ADVISORY MEMBERS LISTED BELOW (ATTENDANCE NOT COUNTED FOR QUORUM PURPOSES)			
Caltrans	Pedro Orso-Delgado (Alternate)	Yes	
MTS	Harry Mathis (Member)	Yes	
NCTD	Jerome Stocks (Member)	Yes	
Imperial County	Victor Carrillo (Member)	No	
US Dept. of Defense			No Representation
SD Unified Port District	William Hall (Member)	Yes	
SD County Water Authority			No Representation
Baja California/Mexico			No Representation