The Regional Planning Committee meeting was called to order by Committee Chair Lori Holt Pfeiler at 12:09 p.m. The attending Committee members, alternates, and advisory members were as follows: Lori Holt Pfeiler (North County Inland); Judy Ritter (North County Inland); Jerry Jones (East County); Matt Hall (North County Coastal); Jim Madaffer (City of San Diego); Bill Horn (County of San Diego); Pam Slater (County of San Diego); Pedro Orso-Delgado (Caltrans); Leon Williams (MTDB); David Druker (NCTD); Bill Chopyk (Port of San Diego); and Lynne Baker (Regional Planning Stakeholders Working Group).

Chair Holt Pfeiler welcomed all to the meeting. Self introductions were made.

1. APPROVAL OF FEBRUARY 6, 2004 MEETING MINUTES

   Action: A motion and second was made to approve the minutes of the February 6, 2004 meeting. One committee member abstained.

2. PUBLIC COMMENTS/COMMUNICATIONS

   Scott Molloy, representing the BIA, noted that, overall, the RCP is a good document. He added that issues still need to be addressed and noted that the BIA has submitted written comments to SANDAG staff.

CONSENT AGENDA (Item 3)

3. FINAL DATES AND LOCATIONS FOR THIRD ROUND OF RCP WORKSHOPS

   Staff distributed an updated list of workshops to the committee members, noting that the location of the workshop in Chula Vista had been changed to the Otay Recreation Center.

REPORTS

4. PROGRESS OF SMART GROWTH WORKING GROUP ON “SMART GROWTH OPPORTUNITY AREAS” IN THE REGIONAL COMPREHENSIVE PLAN (RCP)

   The Committee was updated on the progress of the Smart Growth Working Group (SGWG). At its first two meetings, the SGWG reviewed the definition of smart growth and the smart
growth principles, set a schedule, refined its work tasks, and began discussing models for how smart growth opportunity areas could be defined and illustrated in the RCP. The SGWG also developed a preliminary draft matrix of smart growth categories, identified examples, and began discussing potential guidelines for compatibility between local and regional plans. At its next meeting, the SGWG will continue to refine the matrix and the essential characteristics of each category and further discuss the local implementation commitments that could be made via local planning documents, zoning ordinances, and design standards. A verbal report of the results of that meeting will be made at the next Regional Planning Committee meeting.

Public Comment:

Scott Molloy, representing the BIA, suggested that the word “transportation” be replaced with the word “infrastructure” in the smart growth matrix. He also mentioned that the Committee should be aware of the extent of existing development in comparison with the vacant land available.

Committee members made the following comments:

- The categories listed on the matrix seem limited. The categories listed are draft and will go through several rounds of additional refinements by the Working Groups and the Committee. They can be changed and updated as necessary.
- Mixed use is proposed in most of the categories. However, mixed use might not be appropriate in all smart growth areas, given that some businesses use chemicals that might pose safety issues to residents. Not all residential areas should be required to have commercial uses. This should be considered as the incentive program is discussed and developed to provide maximum opportunity for participation. The point is well taken. Environmental justice issues and compatibility of uses speak to that issue.
- SANDAG’s Population Projection Map is a good example of areas where smart growth can be implemented. And, a lot of retail areas in suburban areas are being converted to mixed use areas. Even though funding in the region is not sufficient to do what we would like, many communities are headed in the right direction.

5. PROPOSED STRATEGIC INITIATIVES FOR THE REGIONAL COMPREHENSIVE PLAN

Because of the wide range of actions identified in the draft RCP, the Implementation Framework chapter recommends that RCP participants develop a list of “Strategic Initiatives” which are a set of related actions by priority that could be undertaken by various groups of stakeholders to implement some of the key concepts contained in the plan. The proposed Strategic Initiatives were reviewed with the Committee, including the proposed categories and activities. The “early actions” that are currently being undertaken also were highlighted. The Strategic Initiatives will form the basis of the revised Implementation Chapter of the final RCP, and it is anticipated that they will be reviewed on an annual basis in order to coordinate with the work programs and budget cycles of local jurisdictions, service providers, and regional agencies, including SANDAG.
Committee comments included:

- It might be ineffective to incorporate the smart growth goals of the RCP into the next update of the Regional Transportation Plan.
- Public agencies have not necessarily been good stewards for habitat, particularly in some sections of South County. Private owners should be provided incentives to better preserve open space. Some type of enforcement should be developed for property violators.
- It's been the lack of funding for the maintenance and monitoring of the habitat preserves that has created the problems. Various mechanisms can assist in the management of open space preserves. The Strategic Initiatives don't necessarily preclude conservation easements on private properties or turning over properties to conservancies.
- Many of the proposed initiatives seem to be the responsibility of organizations other than SANDAG. It appears that SANDAG's role in this effort is one of coordination.
- The RCP and RTP need to connect with each other in order for the region to make progress.
- A funding program needs to be developed to implement actions contained in the Healthy Environment chapter.
- Compatibility should be considered for the projects that are now in design and underway regarding high-speed rail.
- What is the time frame on the guidelines on subregional plans and the preliminary criteria? The Port of San Diego is very interested in developing a subregional plan, right away, which could be implemented along the Bay front in Chula Vista. It is staff’s intent to complete the “early actions” in the next two months in order to determine the allocation of resources in FY 2005.

Public Comment:

Jim Whalen, representing the Alliance for Habitat Conservation (AHC), commented that polls have shown little support for linkage of funding and smart growth goals and that several jurisdictions in the region are not interested in more density. Those jurisdictions that are built out don’t feel they have the land available. If those jurisdictions don’t get more funding for transportation projects, TransNet won’t pass. If the County of San Diego doesn’t support TransNet, it won’t pass. It would be smart to resolve the TransNet issues prior to distributing the Environmental Impact Report (EIR) on the RCP.

6. STATUS REPORT ON THE ENVIRONMENTAL IMPACT REPORT ON THE RCP

The Committee was briefed on the status of the Draft Environmental Impact Report (DEIR) on the RCP. Several comments on the Notice of Preparation (NOP) have been received which staff members currently are addressing. The Draft EIR will be presented to the SANDAG Board at its March 26, 2004 meeting, and the Board will be requested to release the DEIR for a 45-day public review period. Staff will be at the RCP workshops to receive additional comments and provide information regarding the Draft EIR. It was noted that this DEIR is a programmatic document because of the long-range regional nature of the RCP. The document will look at long-term impacts of plan implementation but will be
general in scope. The Committee will receive copies of the draft EIR once it is released for public review and comment.

Committee and general comments include:

Public Comment:

Jim Whalen, representing the Alliance for Habitat Conservation (AHC), commented that the tribal governments will diversify their economic interests beyond outlet malls and golf courses and asked that SANDAG consider the role of the tribes during the planning process.

- The Rincon tribal government in North County is considering building 7,000 housing units to support their employees. Each tribal government is considered an independent nation. As such, their impacts won’t be considered in the EIR. This could become a serious issue. The Borders Committee has discussed tribal issues and the Borders Chapter of the RCP includes a discussion about various topics related to tribal issues. The SANDAG Board held a summit with tribal government leaders last year and is still learning how to work effectively with them. Efforts will continue to be made to build a better working relationship.

7. REGIONAL ENERGY WORKING GROUP STATUS UPDATE AND IMMEDIATE ACTION PLAN (INFORMATION/APPROVE)

a. Subregional Appointments.

Members still need to be appointed to the Regional Energy Working Group. Staff suggested that the remaining appointments be made as soon as possible. The first meeting of the Working Group will be held on Monday, March 22, 2004.


SANDAG has allocated some funding for the Preliminary Work Plan and has solicited contributions from stakeholders. SANDAG’s FY 2005 OWP for this project is contingent upon funding received. The Energy Working Group will provide recommendations to the Regional Planning Committee who will in turn provide recommendations to the Board regarding regional energy issues. However, based on the timetable established by the California Public Utilities Commission (CPUC) to provide input on cost allocations, staff requested that the Regional Energy Working Group be given authorization to bring strategies and recommendations regarding the proposed restructuring costs among the utilities in the State and their customers directly to the SANDAG Board of Directors at their March 26, 2004 meeting.

Public Comment:

Bob Resley, representing SDG&E, commented that the San Diego region needs to determine what it wants in regards to energy. It also needs to be determined which utility company (SDG&E, PG&E, Edison) pays for what. In the past, each utility company shared the costs. However, PG&E and Edison have proposed a different way
that would increase the San Diego region’s portion by $1.3 billion through 2013. Also, transmission connecting to the Otay Mesa power plant and the purchase of natural gas are issues that should be discussed by the Energy Working Group. These and other serious policy issues that need regional consensus will be discussed with the Energy Working Group, and reports will be brought to the Regional Planning Committee.

**Action:** The Committee approved the work plan, and voted to authorize the Regional Energy Working Group to work on its behalf and report its findings directly to the Board in March.

8. **UPCOMING MEETINGS**

The next meeting of the Regional Planning Committee will be held at noon on Friday, April 2, 2004. There will be two meetings held in May. The first will be held on Friday, May 7, 2004, from 12 noon – 2 p.m., and the second, a joint meeting between the Regional Planning Committee and its working groups, will be held on Monday, May 24, 2004, from 9:30 a.m. – 12 noon. Due to the joint meeting, the regularly scheduled June meeting has been cancelled.

9. **ADJOURNMENT**

Chair Pfeiler adjourned the meeting at 1:22 P.M.

**BOB LEITER**
Director of Land Use and Transportation Planning

**Key Staff Contact:** Carolina Gregor, (619) 699-1989; cgr@sandag.org