Committee Chair Lori Holt Pfeiler (North County Inland) called the Regional Planning Committee meeting to order at 12:06 p.m. The attendance sheet for the meeting is attached.

1. APPROVAL OF APRIL 1, 2005, MEETING MINUTES

   a. Joint Meeting of the Transportation and Regional Planning Committees
   b. Regular Meeting of the Regional Planning Committee

   Action: Vice Chair Davis (South County) moved and Mayor Pro Tem Jones (East County) seconded the motion to approve the minutes of the April 1, 2005, meetings. The motion passed unanimously.

2. PUBLIC COMMENTS/COMMUNICATIONS/MEMBER COMMENTS

   Staff announced that SANDAG’s Regional Comprehensive Plan (RCP) and Mayor Holt Pfeiler, as Chair of the Regional Planning Committee (RPC), have both received awards from the local section of the American Planning Association (APA). These awards will be presented at an event hosted by the APA on June 2, 2005, at the San Diego Zoo.

   Chair Holt Pfeiler thanked the Chairs of SANDAG’s Regional Planning Stakeholders and Technical Working Groups, Caltrans, and the RPC for their efforts and vision. She noted that this is a monumental accomplishment and that everyone worked together to create the Plan. She encouraged interested Committee members to attend the awards ceremony.

REPORTS

3. INTRODUCTION OF THE NEWLY ELECTED VICE CHAIRS OF THE REGIONAL PLANNING STAKEHOLDERS WORKING GROUP (INFORMATION)

   At its meeting on April 19, 2005, SANDAG’s Regional Planning Stakeholders Working Group (SWG) elected two Vice Chairs. One of the roles of the Vice Chairs is to represent the SWG as advisory members on the Regional Planning and Transportation Committees.
Chair Holt Pfeiler mentioned that the SWG was created to advise both the Regional Planning and Transportation Committees on RCP implementation and the RTP update. She noted that Bill Anderson is the Second Vice Chair for the SWG and will be attending future RPC meetings. She thanked Mr. Anderson for attending today’s meeting and welcomed him to the RPC.

Bill Anderson thanked the Committee and stated that it is an honor for him to participate on the Committee as representative of the SWG. Mr. Anderson mentioned that he is a native San Diegan. He noted that he is also on the Urban Land Institute’s (ULI) Board of Directors. The ULI will be hosting a symposium on June 10, 2005, focused on what it takes to create and implement smart growth projects. He invited RPC members to attend.

Chair Holt Pfeiler stated that the ULI event resonates with the smart growth focus of the RCP, especially the upcoming implementation efforts. She also introduced Sandor Shapery, the SWG First Vice Chair, who will represent the SWG on the Transportation Committee. She thanked Mr. Shapery for attending today’s meeting and welcomed him.

Sandor Shapery, also known as “Sandy,” noted that he will fill in for Mr. Anderson when he is unable to attend the RPC meetings and vice versa.

Chair Holt Pfeiler commented that the RPC appreciates the cooperation between the two of them and will be looking forward to their participation and input at future meetings.

Action: The RPC accepted this item for information.

4. UPDATE ON TRANSNET ENVIRONMENTAL MITIGATION PROGRAM AND ESTABLISHMENT OF THE REGIONAL ENTITY TO ALLOCATE FUNDING FROM THE REGIONAL HABITAT CONSERVATION FUND (RECOMMEND)

Staff briefed the RPC on the Environmental Mitigation Program (EMP) for the TransNet measure. The overall goal of the EMP is to provide a total of $850 million for environmental mitigation of projects identified in SANDAG’s Regional Transportation Plan (MOBILITY 2030). Specifically, $450 million is allocated to mitigate impacts of the regional transportation projects identified in MOBILITY 2030, and $200 million is allocated to mitigate impacts of local transportation projects. The EMP also identifies $200 million for a Regional Habitat Conservation Fund to be used for habitat acquisition, management, and monitoring activities that are not necessarily associated with the mitigation of transportation projects. The economic benefit will be based on determining mitigation ratios in advance by including transportation projects in habitat conservation plans and purchasing mitigation land in advance of need in larger blocks at a lower cost.

The EMP is beginning with focus on the TransNet Early Action Projects that the SANDAG Board approved in two tiers. The Tier 1 projects are the SR 76 widening, the SR 52 Highway Extension, and the Mid-Coast Regional Transit Extension. The Tier 2 projects include the I-15 Managed Lanes; the SR 52 – HOV/Managed Lanes (Reversible); the I-5 North Coast Corridor Project; and the I-805 Corridor Project. The development of the EMP was a collaborative effort of many organizations and stakeholders throughout the region. It is expected that those same organizations will participate in the implementation of the EMP.
The SANDAG Board of Directors will be the regional entity making decisions on the implementation of the EMP. However, a structure to advance recommendations to the Board needs to be established. The policy committee’s responsibilities will consist of providing the SANDAG Board of Directors with guidance on the allocation of funding included in the “Regional Habitat Conservation Fund,” and future funding efforts. Three alternative structures are proposed. Alternative A is the creation of a new Environmental Resources Policy Committee; Alternative B consists of the expansion of the duties of the RPC; and Alternative C is to add EMP advisory members to the RPC.

Staff recommends Alternative C. Under this alternative, the responsibilities of the RPC would be expanded to include EMP items. Current advisory members of the RPC would continue their role on RPC issues, and the SANDAG Board would appoint additional advisory members for EMP-related issues. The RPC would organize items on its agenda related to the EMP so that the appropriate advisory members can be present for those items without being required to attend the entire meeting. This alternative would enable the RPC to provide guidance on one of the key implementation strategies of the Regional Comprehensive Plan.

The next step would be to forward today’s recommendation by the RPC to the SANDAG Board for approval. Additional actions will include developing a master agreement with federal and state agencies regarding Early Action Projects; and making appointments of advisory members from the U.S. Fish and Wildlife Services (USFWS), the California Department of Fish and Game (CDFG), and the U.S. Army Corps of Engineers (USACOE) to the RPC.

Supervisor Horn (County of San Diego) commented that it will be challenging to get the Army Corps of Engineers to participate.

Chair Holt Pfeiler stated that the RPC would benefit from their participation at this level.

Mayor Pro Tem Hall (North County Coastal) requested additional information from staff on how the proposed mitigation program would be implemented and how permit processing would be expedited. Staff replied that SANDAG will be entering into agreements with the wildlife agencies regarding the processing of amendments to habitat conservation plans and other permits necessary for transportation projects to proceed.

Mayor Pro Tem Hall asked if there is a way to benchmark the projects to determine if the current process is working.

Chair Holt Pfeiler indicated that right now, the only way to determine that is to monitor the process as time passes and land is acquired.

Mayor Pro Tem Hall stated that if the EMP’s goal is to create efficiency and shorten the time period, there should be some guidelines in place if all parties agree on the principles. Staff responded that they have met with senior staff from USFWS & CDFG and have indicated that benchmarks would need to be included in the master agreements. As those benchmarks are met, funding from the Regional Habitat Conservation Fund would be
released. If benchmarks are not met, then EMP funding would be made available for mitigation of projects through traditional means.

Mayor Pro Tem Hall noted that in that case, funding might not be spent on mitigation but could be spent on cost overruns. Staff stated that funding would primarily be dedicated to mitigation but could also be spent on related administrative costs, if projects were delayed.

Mayor Pro Tem Hall mentioned that he understands the time element and process, and can appreciate the funding allocation. His concern is ensuring that the EMP creates an economic benefit. Staff stated that the EMP master agreements will be presented to the Committee, and the elected officials will have the opportunity to participate in the development of the proposed benchmarks.

Councilmember McCoy (South County) commented that she would prefer to have a separate policy committee dedicated to this issue. This is a very complicated issue and it would make sense to have one committee focus on these issues in order to streamline the process. She asked how a new committee might fit into the Policy Committee structure.

Chair Holt Pfeiler indicated that under Alternative 3, the RPC would do much of the "heavy lifting" regarding the land use aspects of mitigation decisions, much like the Transportation Committee currently does for transportation funding decisions, and notify the Board of its efforts. With this added responsibility, the RPC could evolve into a policy committee with greater responsibility and autonomy, similar to the Transportation Committee.

Chairwoman Slater-Price (County of San Diego) stated that she would like to see the Wildlife Conservation Board be an ex-officio member on this Committee. She mentioned that the mentality in Sacramento is that with the passage of Proposition A, the San Diego region does not need any additional funding for habitat conservation efforts.

Mayor Pro Tem Jones (East County) noted that the RPC has already gone down this road with the creation of the Energy Working Group (EWG), where the EWG does the technical work and forwards its recommendations to the RPC. Creating a new policy committee will put a heavy load on staff. He commented that he supports Alternative C.

Motion Made

Mayor Pro Tem Jones made the motion and Supervisor Horn seconded the motion to approve the staff recommendation (Alternative C). The motion also includes the addition of the Wildlife Conservation Board as an ex-officio member to the RPC and specifies that an elected official would chair the new EMP working group that would report to the RPC.

Committee Discussion on the Motion

Public Comment

Michael Beck, representing the Endangered Habitats League, indicated he supports Alternative C. Adding the wildlife agencies to the Committee as ex-officio members would allow wildlife agency representatives to participate in the decision-making
process, while still allowing local elected officials to make final decisions on issues related to the Natural Communities Conservation Planning (NCCP) Act. He recommended that there be an implementing agreement between the wildlife agencies and SANDAG. He recommended that EMP working group membership should be flexible enough to allow additional members to be added to the group in the future. This working group needs to have the right expertise. Finally, the region receives a lot of the state and federal monies through the Wildlife Conservation Board (WCB). The WCB is one of the few agencies that listens to San Diego issues in Sacramento. He urged the Committee to consider adding a member of the WCB to the Committee.

Chair Holt Pfeiler stated that the motion on the floor would allow the flexibility to add the appropriate groups to the Committee and EMP working group. She also stated that an elected official would chair the working group.

Mayor Pro Tem Jones reminded the Committee that the action being taken today is not written in stone and the Committee could revisit the issue and make changes as necessary.

Vice Chair Davis commented that adding a member of the WCB was included in the motion. Staff noted that they will contact the WCB to determine whether it will be interested in participating on the Committee.

Action: The Committee voted unanimously to recommend approval of Alternative C, which would assign responsibilities for allocating the Regional Habitat Conservation Fund to the SANDAG Board of Directors, with the advice of the RPC, and to appoint four new advisory members to the RPC: the U.S. Fish and Wildlife Service, the California Department of Fish and Game, the U.S. Army Corps of Engineers, and the Wildlife Conservation Board. In addition, the Committee voted to appoint an elected official to chair the working group once it is formed.

5. SHOWCASING LOCAL SMART GROWTH PROJECTS: THE CITY OF SAN DIEGO’S “CITY OF VILLAGES” STRATEGIC FRAMEWORK ELEMENT AND PILOT VILLAGES PROGRAM (INFORMATION)

Gail Goldberg, Planning Director from the City of San Diego, introduced the General Plan Program Manager, Colleen Clementson. She noted that Ms. Clementson led the City of Villages planning effort that was the foundation for the Pilot Villages Program.

Colleen Clementson made a presentation on the City’s growth strategy, the City of Villages, which seeks to promote development that mixes housing, retail, jobs, schools, and civic uses within walkable communities that have easy access to transit. The Pilot Villages demonstration program is intended to facilitate the implementation of these concepts and encourage other developers and communities to create similar neighborhoods throughout the City. The Pilot Villages program was developed through three committees: the City of San Diego Mayor’s Smart Growth Implementation Committee; the Pilot Villages Citizen Committee; and the City of San Diego’s Technical Working Group.
The City developed a “pilot village” incentive package, revolving around infrastructure incentives, deferment of fees and taxes, expedited processing, assistance with funding, prioritization of city resources, and undergrounding of utilities. The selection process focused on two areas: project location (transit service, number of jobs, land availability, walkability, and visibility), and project criteria (mixed use, walkable, visible and accessible, replicable model, affordable housing, and architectural fit within the community fabric). In February 2003, the San Diego City Council selected five demonstration projects: the Mid-City Transit Interchanges Project, the Paseo, Euclid & Market, Mi Pueblo, and North Park. Ms. Clementson provided a brief overview of each project and their special features.

Ms. Clementson reviewed the lessons learned as a result of this effort. She concluded by stating that these projects are examples that all jurisdictions throughout the region can learn from. She added that this information was also presented at this year’s national conference of the APA, where the concept was well received.

Ms. Goldberg added that one of the criteria for selecting the pilot village projects was broad community support. The City of Villages is viewed as a bridge between adopting the City of San Diego’s general plan and updating the community plans. There is power in visualizing positive changes. If people can see and experience the benefits, it will make communities more anxious to develop these smart growth projects.

Councilmember Peters (City of San Diego) commented that if communities have buy-in on the projects, it makes the implementation of projects more acceptable. The more that people in the community can see, the better the project will be. Showing examples is important.

Chairwoman Slater-Price asked if the project that has been started in the East Village, the Mercado, is being considered as a Pilot Village. Ms. Clementson replied that even though that project would be a perfect candidate for this type of program, the community was not ready to move forward at this time.

Public Comment

Steven Russell, a resident of Mid-City, noted that the key to a successful plan is the infrastructure. There are parts along the I-15 that need to be linked to bring the projects together. The investment of SANDAG in these types of projects is critical to the success of the communities. The I-15 Bus Rapid Transit Project will be the heart of the Mid-City community. He added that the pilot village projects still need resources and urged the Committee to consider priority funding for the projects when funding is allocated.

Gary Weber, representing the El Cajon Business Improvement District, expressed his support for the enhancements to the I-15 along El Cajon Boulevard. He stated that he has learned that there actually can be community support for infill development as long as the process is bottom up and inclusive. He also noted how difficult it is for projects to “pencil out.” Land values tend to be higher in infill areas, and redevelopment costs are high. There are limited public resources to complete the
projects. He commented that he appreciates SANDAG’s support for smart growth and the Pilot Smart Growth Incentive program.

Chair Holt Pfeiler thanked Ms. Goldberg and Ms. Clementson for the presentation.

**Action**: The RPC accepted this item for information.

6. **ENERGY WORKING GROUP UPDATE (INFORMATION)**

Staff noted that Councilmember Abarbanel, Co-Chair of the Energy Working Group (EWG), sends his regrets for not being able to attend the meeting today. The EWG is currently working on the update of the long-term resource plan that SDG&E is required to submit to the California Public Utilities Commission every two years. The EWG’s top priority is to help develop the plan. The EWG has also been hosting workshops to discuss energy issues. One such workshop has already been held. The next workshop will be held on May 18, 2005, and will focus on border energy issues. Finally, the EWG kicked off an Energy Efficiency Pilot Program and is currently working with the City of Carlsbad to make public buildings more energy efficient. The goal is to expand energy efficiency measures in the future to all jurisdictions in the region, once the program has been established. Staff added that Co-Chair Abarbanel has been making presentations to all jurisdictions to update them on what the EWG is doing and to advertise the workshops.

**Action**: The RPC accepted this item for information.

7. **UPCOMING MEETINGS**

The next meeting of the RPC is scheduled for 12 to 2 p.m. on Friday, June 3, 2005.

8. **ADJOURNMENT**

Chair Holt Pfeiler adjourned the meeting at 1:05 p.m.
## CONFIRMED ATTENDANCE
### SANDAG REGIONAL PLANNING COMMITTEE MEETING
### MAY 6, 2005
### 12:00 p.m. to 2:00 p.m.

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