



Regional Planning Committee – Special Session Agenda

**Friday, July 11, 2025
1 p.m.**

Welcome to SANDAG. The Regional Planning Committee meeting scheduled for Friday, July 11, 2025, will be held in person in the SANDAG Board Room. While Committee members will attend in person, members of the public will have the option of participating either in person or virtually.

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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.



Regional Planning Committee

MEMBERSHIP

The Regional Planning Committee provides oversight for the preparation and implementation of the Regional Comprehensive Plan that is based on the local general plans and regional plans and addresses interregional issues with surrounding counties and Mexico. The components of the plan include transportation, housing, environment, economy, regional infrastructure needs and financing as well as land use and design. Committee recommendations are forwarded to the SANDAG Board of Directors for action.

The Regional Planning Committee generally meets at 1 p.m., on the first Friday of every other month.

Staff contact: Stacey Cooper, (619) 595-5354, stacey.cooper@sandag.org

MEMBERS

Kent Lee

Council President Pro Tem, City of San Diego

Terra Lawson-Remer

Supervisor, County of San Diego

Carrie Downey, Chair

Councilmember, City of Coronado
(Representing South County)

Laura Koval

Councilmember, City of Santee
(Representing East County)

Tracy Martinez, Vice Chair

Deputy Mayor, City of Del Mar
(Representing North County Coastal)

Rebecca Jones

Mayor, City of San Marcos
(Representing North County Inland)

ADVISORY MEMBERS

Ann Fox

Caltrans District 11

Muska Laiq

Department of Defense

Patricia Dillard

Metropolitan Transit System

Joe Garcia

North County Transit District

ALTERNATES

Vivian Moreno

Councilmember, City of San Diego

Joel Anderson

Supervisor, County of San Diego

Ron Morrison

Mayor, City of National City
(Representing South County)

Laura Lothian

Councilmember, City of La Mesa
(Representing East County)

Bruce Ehlers

Mayor, City of Encinitas
(Representing North County Coastal)

Dane White

Mayor, City of Escondido
(Representing North County Inland)

ADVISORY MEMBERS — ALTERNATES

Melina Pereira

Caltrans District 11

Anna Shepherd

Department of Defense

Jennifer Mendoza

Metropolitan Transit System

Rick Robinson

North County Transit District

ADVISORY MEMBERS

Angela Elliott-Santos (Manzanita)
Southern California Tribal Chairmen's
Association

Ditas Yamane
San Diego County Water Authority

Frank Urtasun
Port of San Diego

Ron Nehring
Association of Planning Groups

**ENVIRONMENTAL MITIGATION PROGRAM
ADVISORY MEMBERS**

Vacant
U.S. Fish and Wildlife Service

Michelle Lynch
U.S. Army Corps of Engineers

Vacant
California Department of Fish and Wildlife

John Donnelly
Wildlife Conservation Board

ADVISORY MEMBERS — ALTERNATES

Cody Martinez (Sycuan)
Southern California Tribal Chairmen's
Association

Joel Scalzitti
San Diego County Water Authority

Lesley Nishihira
Port of San Diego

Kiki Skagen Munshi
Association of Planning Groups

**ENVIRONMENTAL MITIGATION PROGRAM
ADVISORY MEMBERS — ALTERNATES**

Susan Wynn
U.S. Fish and Wildlife Service

Kyle Dahl
U.S. Army Corps of Engineers

David Mayer
California Department of Fish and Wildlife

Vacant
Wildlife Conservation Board

Regional Planning Committee

Friday, July 11, 2025

Comments and Communications

1. Non-Agenda Public Comments/Member Comments

Members of the public shall have the opportunity to address the Regional Planning Committee on any issue within the jurisdiction of the Regional Planning Committee that is not on this agenda. Public speakers are limited to three minutes or less per person. Public comments under this agenda item will be limited to five public speakers. If the number of public comments under this agenda item exceeds five, additional public comments will be taken at the end of the agenda. Regional Planning Committee members and SANDAG staff also may present brief updates and announcements under this agenda item.

Consent

+2. Approval of Meeting Minutes

Approve

Francesca Webb, SANDAG

The Regional Planning Committee is asked to approve the minutes from its May 30, 2025, meeting

[Meeting Minutes](#)

Reports

+3. Housing Acceleration Program Grant Amendment

Recommend

Goldy Herbon, SANDAG

The Regional Planning Committee is asked to consider and make a recommendation to the Board of Directors regarding a scope and budget change for the City of San Diego's Affordable Home Development Master Plan Project.

[Item 3 - HAP Grant Amendment.pdf](#)

[Att. 1- City of San Diego HAP 2.0 Amendment Request Letter.pdf](#)

+4. TransNet Smart Growth Incentive Program Project Amendment

Recommend

Goldy Herbon, SANDAG

The Regional Planning Committee is asked to consider and make a recommendation to the Board of Directors regarding a 12-month time extension and scope of work reduction for the City of San Diego's East Village Green Park Phase 1 Project.

[TransNet Smart Growth Incentive Program Project Amendment.pdf](#)

[Att. 1 - City of San Diego Civic San Diego SGIP Amendment Request Letter.pdf](#)

+5. Regional Beach Sand Project III - Phase I Results

Information

Courtney Becker, SANDAG

Staff will present an update on the Regional Beach Sand Project III and the feedback received on the draft Phase I Report.

[Regional Beach Sand Project III - Phase I Results.pdf](#)

[Att. 1 - Got Sand.pdf](#)

[Att. 2 - USACE Letter of Intent.pdf](#)

Adjournment

6. Adjournment

The next Regional Planning Committee meeting is scheduled for October 3, 2025,
at 1 p.m.

+ next to an agenda item indicates an attachment

July 11, 2025

May 30, 2025, Meeting Minutes

[View Meeting Video](#)

Chair Carrie Downey (South County) called the Regional Planning Committee meeting to order at 1:14 p.m.

Councilmember Laura Koval (East County) participated in the meeting virtually and confirmed it was for “just cause” under AB 2449 (Rubio, 2022).

1. Non-Agenda Public Comments/Member Comments

Public Comments: Purita Javier, Cesar Javier, Allegedly Audra, Truth, Consuelo, Marco Espinosa.

Member Comments: None.

Senior Director of Regional Planning Antoinette Meier provided an update on agency activities.

Consent

2. Approval of Meeting Minutes

The Regional Planning Committee was asked to review and approve the minutes from its March 7, 2025, meeting.

Public Comments: Cesar Javier, Allegedly Audra, Consuelo, Paul the Bold.

Action: Upon a motion by Mayor Bruce Ehlers (North County Coastal), and a second by Council President Pro Tem Kent Lee (City of San Diego), the Regional Planning Committee voted to approve the Consent Agenda.

The motion passed.

Yes: Chair Downey, Council President Pro Tem Lee, Supervisor Joel Anderson (County of San Diego), Councilmember Koval, Mayor Ehlers, Mayor Dane White (North County Inland).

No: None.

Abstain: None.

Absent: None.

Reports

3. San Diego Regional Vehicle Miles Traveled Mitigation Program

Jacob Armstrong, County of San Diego; Stephen Cook, Intersecting Metrics; and Senior Regional Planner Kirsten Uchitel presented the evaluation of options for a regional Vehicle Miles Traveled Mitigation program.

Public Comments: Geoffrey Hueter, Cesar Javier, Allegedly Audra, Truth, Paul the Bold, Consuelo.

Action: Discussion.

4. SANDAG's Role in Housing

Senior Regional Planner Stacey Cooper presented an overview of SANDAG's role in housing.

Public Comments: Geoffrey Hueter, Cesar Javier, Allegedly Audra, Truth, Consuelo, Marco Espinosa.

Action: Information.

5. Adjournment

The next Regional Planning Committee meeting is scheduled for July 18, 2025, at 1 p.m.

Chair Downey adjourned the meeting at 2:58 p.m.

DRAFT

Confirmed Attendance Regional Planning Committee Meeting

Jurisdiction	Name	Member/ Alternate	Attend
City of San Diego	Council President Pro Tem Kent Lee	Member	Yes
	Councilmember Vivan Moreno	Alternate	No
County of San Diego	Supervisor Terra Lawson-Remer	Member	No
	Supervisor Joel Anderson	Alternate	Yes
East County	Councilmember Laura Koval	Member	Yes
	Councilmember Laura Lothian	Alternate	No
North County Coastal	Deputy Mayor Tracy Martinez, Vice Chair	Member	No
	Mayor Bruce Ehlers	Alternate	Yes
North County Inland	Mayor Rebecca Jones	Member	No
	Mayor Dane White	Alternate	Yes
South County	Councilmember Carrie Downey, Chair	Member	Yes
	Mayor Ron Morrison	Alternate	No
Advisory Members			
Caltrans, District 11	Ann Fox	Member	No
	Melina Pereira	Alternate	Yes
Metropolitan Transit System	Patricia Dillard	Member	Yes
	Jennifer Mendoza	Alternate	No
North County Transit District	Joe Garcia	Member	Yes
	Rick Robinson	Alternate	No
Port of San Diego	Frank Urtasun	Member	No
	Lesley Nishihira	Alternate	No
San Diego County Water Authority	Ditas Yamane	Member	Yes
	Joel Scalzitti	Alternate	No
Southern California Tribal Chairmen's Association	Angela Elliott-Santos	Member	No
	Cody Martinez	Alternate	No
U.S. Department of Defense	Muska Laiq	Member	Yes
	Anna Shepard	Alternate	No
Association of Planning Groups	Ron Nehring	Member	No
	Kiki Skagen Munshi	Alternate	No
California Department of Fish and Wildlife	Vacant	Member	No
	David Mayer	Alternate	No
Wildlife Conservation Board	John Donnelly	Member	No
	Vacant	Alternate	No
U.S. Army Corps of Engineers	Michelle Lynch	Member	No
	Kyle Dahl	Alternate	No
U.S. Fish and Wildlife Service	Vacant	Member	No
	Susan Wynn	Alternate	No

July 11, 2025

Housing Acceleration Program Grant Amendment

Overview

The SANDAG Housing Acceleration Program (HAP) supports local jurisdictions in fast-tracking housing production. Funded through the California Department of Housing and Community Development Regional Early Action Planning (REAP) programs, the HAP provides grants and technical assistance to help communities overcome barriers in housing planning and development.

The REAP program has had two funding cycles, REAP 1.0 and REAP 2.0. In alignment with these REAP cycles, SANDAG has conducted two calls for projects under HAP: Cycle 1 and Cycle 2.

The funding recommendations for HAP Cycle 1, approved by the Board of Directors on [March 11, 2022 \(Item 7\)](#), awarded \$1.9 million in funding to seven projects. Building on this momentum, the Board of Directors adopted the funding recommendations for HAP Cycle 2 at its meeting on [October 13, 2023 \(Item 4\)](#). This second cycle significantly expanded the program's reach, awarding \$12.3 million to 15 diverse projects.

Action: Recommend

The Regional Planning Committee is asked to consider and make a recommendation to the Board of Directors regarding a scope and budget change for the City of San Diego's Affordable Home Development Master Plan Project.

Fiscal Impact:

None

Schedule/Scope Impact:

If approved, the City of San Diego Affordable Home Development Master Plan Project will be re-scoped to include an Incompatible Uses Study and reduce the scope of site analysis tasks and the needs analysis task.

Key Considerations

The City of San Diego was awarded \$650,000 from HAP Cycle 2 for its Affordable Home Development Master (AHDM) Plan project. The City's AHDM Plan builds on HAP Cycle 1 work by preparing prioritized sites for development. It also features a detailed study on new facilities for homeless populations.

The City is requesting an amendment to redistribute grant funds for an expanded scope of work, which will include an economic study to identify additional incompatible land uses, help address environmental justice concerns in low-resource areas, and incentivize new affordable home development on privately owned sites. The proposed scope change is a direct response to the City's General Plan Environmental Justice Element policies, which were adopted after the original grant application was submitted to SANDAG. The budget amendment presents no changes to the grant award to match ratio and does not have any adverse impact on the competitive selection process through which the City received the grant.

Next Steps

If approved, staff will proceed with amending the grant agreement, and the City will deliver the AHDM Plan, along with the additional Incompatible Uses Study, by the grant termination date of March 31, 2026.

If not approved, the City will continue to identify opportunities for affordable housing on public land as identified in the original scope, but would not complete the economic study needed to identify and phase out incompatible land uses in Environmental Justice Communities.

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

Attachment: 1. City of San Diego HAP 2.0 Amendment Request Letter



City Planning Department

June 10, 2025

Jenny Russo, Grants Program Manager
San Diego Association of Governments
1011 Union Street, Suite 400
San Diego, CA 92101

SUBJECT: Amendment Request for Agreement Number 6000330 Regarding the City Affordable Home Development Master Plan

Dear Ms. Russo,

The City of San Diego, City Planning Department is requesting an amendment to its Regional Early Action Planning Grant to allow for a budget and scope modification for the City Affordable Home Development Master Plan (grant agreement number 6000330). The Affordable Home Development Master Plan will provide a comprehensive plan to utilize City-owned property to develop homes for people of all incomes in all communities that are best served by transit and amenities. The requested amendment will allow for a better alignment with the City of San Diego housing, climate and equity initiatives. SANDAG Board Policy No. 035, Competitive Grant Program Procedures, requires the following information to be provided to substantiate the request.

Proposed Amendment

The City of San Diego, City Planning Department is requesting a budget and scope amendment to the Affordable Homes Master Plan grant of \$150,000 to be used to address incompatible uses on sites that allow for homes in Environmental Justice Communities. The remaining items proposed in the grant budget would be reduced, reflecting a smaller number of City-owned properties that would be analyzed for home development.

Within the City's older and often disadvantaged communities which include Linda Vista, Barrio Logan, Southeastern San Diego, Encanto Neighborhoods, City Heights, Otay Mesa – Nestor and San Ysidro, prior land use plans and zoning regulations permitted heavy commercial and light industrial uses including wrecking and dismantling motor vehicles, storage, material scrap yards and recycling facilities that detract from the quality and livability of residential neighborhoods. These existing uses are considered incompatible when located near homes and can negatively affect and reduce the quality of life in the neighborhoods in which they are located. The City worked with community members to

address these incompatible uses and the need for more homes and jobs by allowing for residential and mixed-use development on these sites as part of the community plan update process, specifically within Barrio Logan. However, the City does not currently have a mechanism to require existing incompatible uses to discontinue and convert to new homes and compatible mixed uses.

In January 2024 as part of an update to the City's Municipal Code, the San Diego City Council adopted a pilot project requiring the discontinuation of certain incompatible uses in the federally recognized City of San Diego Promise Zone over a 15-year period. The City Council also adopted an incentive program to accelerate the transition of incompatible uses to homes and mixed-use development, and no longer allowed incompatible uses to return if they are discontinued for more than 30 days.

The pilot project affected nine properties with incompatible uses in the Promise Zone. While important to those neighborhoods, this limited number does not fully address all communities affected by land use incompatibilities and does not open up more opportunities for housing that is critically needed. As part of the City Council hearing process for the discontinuation of incompatible uses in the Promise Zone, community-based organizations requested the City expand the area where these regulations apply beyond the Promise Zone and apply the regulations to the larger areas to ensure all community members can benefit from the regulations.

As part of an update to the City's General Plan, the City committed to further addressing this issue in its recently adopted Environmental Justice Element, which identified additional Environmental Justice Communities inside and outside of the Promise Zone. Environmental Justice Communities experience the most adverse impacts from land use incompatibilities, and the Environment Justice Element calls for actions to discontinue these uses. The Element also calls for considering new additional incentives to encourage the construction of homes on sites where incompatible uses exist.

The City of San Diego City Planning Department is requesting an amendment to the Regional Early Action Planning Grant awarded by SANDAG in 2023 for the Affordable Homes Master Plan to fund an economic study that would identify additional incompatible uses at distances up to 1,000 feet from sensitive receptors including residential areas, schools, daycares, parks and medical facilities in all Environmental Justice Communities within the City of San Diego. The proposed economic study would include an analysis to provide an economically viable time frame to phase out the incompatible uses and include an analysis of additional incentives that could lead to the acceleration of new home development on these sites.

This amendment balances affordable home opportunities in the City, which is a key component to affirmatively furthering fair housing. The amended Affordable Homes Master

Plan effort would help address a serious environmental justice concern in low-resource areas while also incentivizing new affordable home development on privately owned sites. The Master Plan would still include an analysis of City-owned sites in high-resource areas, which would be prioritized for opportunities for new affordable homes. Adding in this additional effort would further the City's efforts to affirmatively further fair housing and advance environmental justice.

Previous Efforts Undertaken to Maintain the Project Scope

The City has undertaken substantial efforts to adhere to the original scope of the Affordable Homes Master Plan. As part of this work, staff conducted a comprehensive evaluation of approximately 400 City-owned sites using the methodology established in the Home Opportunity Framework. This process resulted in the identification of 20 priority sites with the highest potential for affordable housing development.

Concurrently, the City has been actively developing a public outreach strategy aimed at fostering meaningful engagement with a broad range of stakeholders, including community members, environmental advocates, and other key interest groups. These efforts are designed to promote transparency, integrate diverse perspectives, and ensure that the Project aligns with both community priorities and environmental considerations. A formal request to modify the scope is needed to further the City's objective of reduce barriers and constraints to and create opportunities for housing production within Environmental Justice Communities to help meet the City's Regional Housing Needs Allocation.

Detailed Explanation of the Reason for the Scope Change and How It Was Unavoidable

The proposed scope change is a direct response to the General Plan Environmental Justice Element policies adopted after the original grant application was submitted to SANDAG. Specifically, the Environmental Justice Element, adopted by the City Council in 2024, introduced the following updated policy that would be addressed through this scope change:

- EJ-B.9 Consider actions to discontinue incompatible industrial land uses such as wrecking and dismantling motor vehicles, storage and material scrap yards, and specific types of recycling facilities near sensitive receptors and also identify lands suitable for prime industrial development.
 - Consider strategies to phase out incompatible industrial land uses, particularly in EJ Communities
 - Consider eliminating incompatible industrial land uses resumption where an incompatible use has been discontinued.
 - Consider additional incentives for the construction of homes on land designated for housing or mixed-use that have an incompatible industrial land use.

To help implement the Environmental Justice Element, the City is requesting a modification to expand the scope to include an incompatible uses study in all EJ Communities. Adjusting the scope is crucial to effectively address environmental injustice while expanding home opportunities for San Diegans.

Demonstrate the Ability to Accomplish the Grant Project Objectives with the Proposed Scope Change the Grantee is Requesting

With the proposed change in the scope, the Affordable Home Development Master Plan will continue to fulfill core grant objectives by enhancing the City's capacity to identify opportunities that support affordable housing production. The integration of an expanded incompatible uses study will build upon prior successful efforts in the San Diego Promise Zone and enable the City to address environmental justice goals and remove barriers and constraints to home production, ultimately improving site viability across a broader spectrum of properties on both public and private owned land. By balancing residential development on high-resource public lands with the improvement of low-resource communities, the City remains well-positioned to meet the intent of the grant while aligning with updated planning goals and policies.

Enclosed with this letter is the revised project schedule that would be included in the grant amendment, if approved. Thank you for considering this request. Please contact Melissa Garcia, Senior Planner at (619) 236-6173 or magarcia@sandiego.gov with any questions.

Sincerely,



Seth Litchney
Program Manager

Enclosure: Revised Project Schedule

Scope of Work and Budget

Applicant Name: City of San Diego

Project Title: City Affordable Home Development Master Plan

Part I: Project Overview

Project Location: Citywide

Brief Project Summary: The grant funding and the City's \$100,000 matching funds will further the City's ongoing efforts to accelerate home production through the assessment of to-be-determined City-owned sites for home development. With funding provided by SANDAG's Housing Acceleration Program Cycle 1, the Planning Department began studying the viability of utilizing City-owned land for homes by creating a framework for the identification of ideal sites for residential development. An operational needs assessment was then performed to discern which municipal departments would be most affected by residential development on city owned property and to identify any foreseeable issues with redevelopment. Upon completion of this work, the City will have a prioritized list of publicly owned sites best suited for residential development. The project will also include an incompatible uses study to phase out incompatible heavy commercial and light industrial uses near residential uses within San Diego's Environmental Justice communities.

Part II: Scope of Work and Budget

[List the Project tasks and corresponding budget. The Total Project Cost column will auto-calculate.]

Task No.	Task Description	Outcome/Output	Deliverables	HAP Grant Amount (Original)	HAP Grant Amount (AM2 Revised)	Matching Funds Amount (Original)	Matching Funds Amount (AM2 Revised)	Total Project Cost (Original)
1	Issue Task Order for Consultant Team	The Task Order will be issued to a consultant on the Planning Multidisciplinary on-call list. Planning Department staff will review available consultants and select the most qualified team to produce standarized plans.	Draft Task Order; Negotiate Scope; Route Approved Task Order and Scope; Approved Task Order	\$ -				\$ -
2	Public Outreach	City staff will meet with public outreach consultant to determine the best manner to engage and receive input for the Public Engagement Strategy of the Affordable Home Master Plan	Draft Public Engagement Strategy Plan and materials	\$ 100,000.00	\$ 100,000.00	\$ 20,000.00	\$ 20,000.00	\$ 120,000.00
3	Housing Typology Framework	The consultant will work with City staff to develop a draft technical memorandum detailing a housing typology framework for market-rate, deed restricted, permanent supportive, and transitional housing for the prioritized sites.	Draft technical memorandum for Housing Typology Framework	\$ 50,000.00	\$ 50,000.00	\$ 20,000.00	\$ 15,000.00	\$ 70,000.00
4	Potential Shelter Site Analysis	Utilizing the Site Specific Housing Analysis, the consultant will work with City Staff to develop a draft technical memorandum detailing the type of shelter facilites that could be developed upon those sites which were determined to best accommodate shelters.	Draft technical memorandum for Potential Shelter Site Analysis	\$ 50,000.00	\$ 30,000.00	\$ 20,000.00	\$ 15,000.00	\$ 70,000.00
5	Site Specific Housing Analysis	The consultant will work with City staff to develop a draft technical memorandum detailing a highest and best use analysis for each of the prioritized sites. The memorandum will identify and address any environmental reviews that need to be performed in association with redevelopment of the site.	Draft technical memorandum for Site Specific Housing Analysis	\$ 300,000.00	\$ 210,000.00	\$ 20,000.00	\$ 15,000.00	\$ 320,000.00
6	Facility Focused Operational Needs Analysis	The consultant will work with City staff to develop a draft technical memorandum creating a facility specific relocation plan for each prioritized sites under consideration for redevelopment.	Draft technical memorandum for Facility Focused Operational Needs Analysis	\$ 150,000.00	\$ 110,000.00	\$ 20,000.00	\$ 15,000.00	\$ 170,000.00
7	Incompatible Uses Study	The consultant will work with the City to prepare an incompatible uses study in Environmental Justice communities	Incompatible Uses Study	\$ -	\$ 150,000.00	\$ -	\$ 20,000.00	\$ -
TOTAL PROJECT COST:				\$ 650,000.00	\$ 650,000.00	\$ 100,000.00	\$ 100,000.00	\$ 750,000.00

Part III: Summary of Funding

Total Project Cost:	\$ 750,000.00
Total Grant Request:	\$ 650,000.00
Total Matching Funds:	\$ 100,000.00

Grant Percentage:	86.67%
Matching Funds Percentage:	13.33%

Part IV: Project Budget and Expenditures Per Fiscal Year

SANDAG staff will use this information for the Regional Transportation Improvement Program (RTIP) if this project receives funding.

Category*	Fiscal Year (FY) 2024 (July 1, 2023 - June 30, 2024)		Fiscal Year (FY) 2025 (July 1, 2024 - June 30, 2025)		Fiscal Year (FY) 2026 (July 1, 2025 - June 30, 2026)		Total Grant Amount	Total Matching Funds	Total Project Cost
	Grant Amount	Match Amount	Grant Amount	Match Amount	Grant Amount	Match Amount			
ENV/ENGR					\$ 650,000.00	\$ 100,000.00	\$ 650,000.00	\$ 100,000.00	\$ 750,000.00
ROW							\$ -	\$ -	\$ -
CONSTRUCTION							\$ -	\$ -	\$ -
Total					\$ 650,000.00	\$ 100,000.00	\$ 650,000.00	\$ 100,000.00	\$ 750,000.00
Total	\$ -	\$ -	\$ -	\$ -	\$ 650,000.00	\$ 100,000.00	\$ 650,000.00	\$ 100,000.00	\$ 750,000.00

*Key

Category	Category Description
ENV/ENGR	Environmental, Engineering, and Planning
ROW	Right-of-Way
CONSTRUCTION	Construction

July 11, 2025

TransNet Smart Growth Incentive Program Project Amendment

Overview

The [TransNet Extension Ordinance and Expenditure Plan](#) provides funding for various competitive regional grant programs available to local jurisdictions, transit agencies, and nonprofit organizations that help implement the 2021 Regional Plan. The Smart Growth Incentive Program (SGIP) is a TransNet grant program that provides funding to local jurisdictions for transportation-related infrastructure improvements and planning efforts that support smart growth and transit-oriented development. SANDAG has awarded approximately \$59 million to 72 projects throughout the San Diego region, with 60 projects completed.

Key Considerations

On [October 26, 2018 \(Item 9\)](#), the Board of Directors awarded \$1,039,748 in SGIP Cycle 4 funding to the City of San Diego (City) for its East Village Green Park Phase 1 Project. To facilitate Project development, the City is utilizing Civic San Diego, a nonprofit organization created by the City to provide redevelopment services, to oversee the construction of the Project. The Project is envisioned as a 4.1-acre multi-block community park in Downtown San Diego's East Village. The Project includes 1.2 acres of new parkland featuring a community center, two cafés, a children's play area, a performance pavilion, an open lawn, a games area, an interactive fountain, a dog park, and the relocation of two locally historic buildings. The total cost of East Village Green Park (Park) is \$79.6 million, which also includes the construction of a 190-space underground parking garage below the Park. The SGIP funding represents 1.3% of the total Park costs. The original grant included an expiration date of October 31, 2022. However, the Regional Planning Committee approved a 34-month extension at its meeting on [July 15, 2022 \(Item 4\)](#), which extended the expiration date to August 31, 2025.

On behalf of the City, Civic San Diego is requesting a second amendment to extend the project timeline by twelve months. This extension accommodates necessary remediation efforts following the discovery of hazardous soils, requiring careful coordination of archaeological findings and the removal of three underground storage tanks. This amendment request also includes a reduction in project scope to remove the two cafés and performance pavilion from the Park, which the City decided not to construct due to insufficient funding. Although this decision was made by the City in May 2022, the scope change was not requested by the City in the first amendment. Therefore, this scope change is now being submitted to reflect the City's earlier decision. The amendment request presents no changes to the grant award to match ratio and does not have any adverse impact on the competitive selection process through which the City received the grant.

If the extension and scope of work reduction are approved, construction of the Project will be completed by August 31, 2026. Without approval of the timeline extension and scope amendment, Civic San Diego can invoice for the entire grant amount by their current expiration date of August 31, 2025. However, the

Action: **Approve**

The Regional Planning Committee is asked to consider and make a recommendation to the Board of Directors regarding a 12-month time extension and scope of work reduction for the City of San Diego's East Village Green Park Phase 1 Project.

Fiscal Impact:

None.

Schedule/Scope Impact:

If the scope of work reduction and time extension are approved, the performance pavilion and two cafés will be removed from the scope of work and the Project will be completed by August 31, 2026.

grant agreement requires completion of the entire project scope before any final reimbursement can be issued. Currently, a grant balance of \$647,814.42 remains, representing 62% of the total award.

This request will be brought to the TransNet Independent Taxpayer Oversight Committee (ITOC) at their July 9, 2025, meeting. Their feedback will be shared with the Regional Planning Committee when staff presents this item for consideration.

Next Steps

This item, along with the recommendations from ITOC and the Regional Planning Committee, will be presented to the Board of Directors in September.

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

Attachment: 1. City of San Diego/Civic San Diego Amendment Request Letter



May 26, 2025

Jenny Russo
Grants Program Manager
SANDAG
1011 Union Street, Suite 400
San Diego, CA 92101

SUBJECT: Amendment Request for Agreement Number 5005486
Regarding the East Village Green Park, Phase 1, Project

Dear Ms. Russo,

Civic San Diego (Civic) is requesting an amendment to grant agreement number 5005486 for a 12-month extension for the East Village Green Park project (Project). The requested extension will allow for the completion of construction. SANDAG Board Policy No. 035, Competitive Grant Program Procedures, requires the following information to be provided to substantiate the request.

Below find a detailed explanation of the reason for the delay, and how it was unavoidable:

During construction at the West Block of the project site, hazardous soils were unexpectedly discovered, necessitating remediation in accordance with the Property Mitigation Plan prepared by Advantage Environmental Consultants. The remediation process also required the management of potential archaeological findings encountered within the affected area and the removal of 3 underground storage tanks. These unforeseen conditions significantly impacted the project schedule, primarily due to the extensive hazardous soil mitigation efforts, which involved permitting, safety protocols, regulatory compliance, documentation, traffic control, and coordination with consultants and public agencies. Subsequently, further delays were caused by the City of San Diego's decision to remove the Bark Bar, Park Café, and Performance Pavilion causing additional design and permitting efforts extending the project. In addition, due to the overall long duration, the project has experienced significant weather-related delays including the effects of Hurricane Hilary in the summer of 2023. Downtown was severely impacted by the flooding of the storm and impacted the project site including damages, site clean-up, and material deliveries.

Previous efforts undertaken to maintain the project schedule:

The excavation of the West Block was a critical path activity due to the construction of the underground parking garage adjacent to the 14th Street Improvements. Improvements to the 14th Street scope of work could not commence until the hazardous soils and weather related issues were resolved. Civic engaged with the environmental consultant at the earliest opportunity to assess and mitigate the soil-related issues. The project faced both environmental and financial challenges, which were addressed through close collaboration with government agencies, the



contractor, the design team and the stakeholders. To minimize delays, the project team revised the timelines, reallocated resources, and optimized workflows to recover lost time and maintain project momentum.

Demonstrate the ability to succeed in the extended timeframe the grantee is requesting:

Civic is confident in our ability to achieve the proposed outcomes within the extended timeframe requested. This confidence is grounded in several key factors:

- The project at-large is a City of San Diego asset and the City is committed to providing the proper resources to ensure completion of the project.
- Our team has successfully completed projects of similar complexity within comparable or extended timelines, consistently meeting or exceeding performance benchmarks—even when adjusted for longer durations.
- Civic and the contractor have committed the necessary personnel to fully support the project over the requested extended period, ensuring continuity and capacity.
- Key stakeholders remain actively engaged and supportive, with firm commitments aligned to the revised schedule. This ongoing collaboration strengthens our ability to maintain momentum throughout the project.

By leveraging these strengths, we are well-positioned to fulfill the grant's objectives and deliver the project within the extended timeframe.

Enclosed with this letter is the revised project schedule that would be included in the grant amendment, if approved. Thank you for considering this request. Please contact Gretchen Herr, Principal Engineer at 619.818.3398 or herr@civiccommunities.com with any questions.

Sincerely,

A handwritten signature in black ink that reads "Gretchen Herr".

Gretchen Herr, PE
Principal Engineer
Civic San Diego

Scope of Work, Schedule, and Budget

Scope of Work, Schedule, and Budget Worksheet

Grant Program:

Smart Growth Incentive Program - Capital Project

Applicant/Jurisdiction:

City of San Diego/Civic San Diego

Project Title:

East Village Green Park Phase 1

Part I: Project Overview

Project Limit: blocks defined by 13th, 14th, 15th, F, and G streets

Project Summary: East Village Green Park is a proposed 4.1 acre multi-block community park located in the East Village Neighborhood of Downtown. Phase 1 improvements consist of 1.2 acres of new parkland including a community center, 2 cafes, children's play area, performance pavilion, open lawn, games area, interactive fountain, dog park and the relocation of two locally historic buildings.

Part II: Scope of Work, Schedule, and Budget

Propose tasks, deliverables, a timeframe, and a budget for implementing the project. The project schedule must be based on "Months from Notice to Proceed" (NTP) and should comply with Board Policy No. 035 timelines. The Total Project Cost column will auto-calculate.

• Capital projects are required to include \$5,000 for baseline bike and pedestrian data collection. If this Scope of Work, Schedule, and Budget Worksheet is for a SGIP Planning, ATGP Non-Capital, SGIP CAP, or SGIP Complete Streets Policy project, overwrite line item 1 in the table below.

Task No.	Task Description	Deliverables	Start Date	Revised Start Date	Completion Date	Revised Completion Date	Total Project Cost
Enter Task or Subtask Number (tailor as needed)	Enter task descriptions. Please limit tasks to three to eight main tasks. Limit sub-tasks to major milestones.	Enter deliverables associated with each task.	Enter start date as number of months from NTP. Enter whole numbers.		Enter end date as number of months from NTP. Enter whole numbers.		Enter cost to complete each task. Sub-tasks should not have an associated cost. The total cost of all tasks should equal the total project cost (grant funds requested + matching funds).
1	Collect Baseline Data (required for Capital projects only; remove this task if it is a planning or non-capital project)	Baseline Data Collection Plan; Raw Bike/Ped Data	1		6		\$ 5,000.00
2	Permitting through the City of San Diego	Building Permits	1		20		\$ 5,000.00
2a	Bidding Process to hire the General Contractor	Contract with Construction Contractor	12		32		\$ 5,000.00
2b	Construction of Phase 1 Improvements	Phase 1 Park Improvements Completed	34	40	76	88	\$ 4,585,000.00
3							\$ -
							\$ -
TOTAL PROJECT COST (grant request funds + matching funds):							\$ 4,600,000.00

Seasonal Constraints

As applicable, identify any seasonal constraints that may require the overall project, or specific tasks, to begin or be completed by a specific date:

Part III: Summary of Funding

Total project cost:	\$4,600,000.00
Total grant amount requested from SANDAG:	\$ 1,039,748.00
Total match amount that will be contributed:	\$ 3,560,252.00
SANDAG grant % contribution:	0.226032174
Match % contribution:	0.773967826
Will the matching funds include TransNet Local Streets and Road (LSI)?	No

Part IV: Project Budget Expenditures per Year

SANDAG staff will reference this information for the Regional Transportation Improvement Program if this project receives funding.

Category*	Fiscal Year (FY) 2019 (July 1, 2018 - June 30, 2019)		FY 2020 (if applicable) (July 1, 2019 - June 30, 2020)		FY 2021 (if applicable) (July 1, 2020 - June 30, 2021)			FY 2022 (if applicable) (July 1, 2021 - June 30, 2022)	
	Grant Amount	Match Amount	Grant Amount	Match Amount	Grant Amount		Match Amount	Grant Amount	Match Amount
ENV/ENGR									
ROW									
CONSTRUCTION									
Total	\$0	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -

Category*	FY 2023 (if applicable) (July 1, 2022 - June 30, 2023)		Total Grant Amount	Total Matching Funds	Total Project Cost	
	Grant Amount	Match Amount				
ENV/ENGR			\$ -	\$ -	\$ -	
ROW			\$ -	\$ -	\$ -	
CONSTRUCTION			\$ -	\$ -	\$ -	
Total	\$ -	\$ -	\$ -	\$ -	\$ -	

*Key

Category	Category Description
ENV/ENGR	Environmental, Engineering, and Planning
ROW	Right-of-Way
CONSTRUCTION	Construction

July 11, 2025

Regional Beach Sand Project III - Phase I Results

Overview

San Diego is internationally recognized for its striking coastline and picturesque beaches, which serve as major drivers of tourism. These coastal areas represent critical economic and recreational assets, while also providing essential protection for the region's coastal infrastructure. SANDAG has led two regional beach nourishment projects in 2001 and 2012 placing a total of 3.6 million cubic yards of sand (Attachment 1). Based on the 29 years of data collected from [SANDAG's Regional Shoreline Monitoring Program](#), a third regional nourishment project is needed to maintain the width of the San Diego region's beaches.

At the request of the coastal jurisdictions, SANDAG has developed the necessary steps and funding estimates for a third regional beach sand project (RBSP III). The first step, referred to as Phase I, would update the 2007 planning studies performed for RBSP II for the eight coastal cities in the San Diego region. These studies also include two Orange County cities (San Clemente and Dana Point) that are within the Oceanside littoral cell¹ and requested to participate in RBSP III. SANDAG staff will present a summary of the results of the Feasibility Study and Economic Analysis and the next steps for Regional Beach Sand Project III.

Action: Information

Staff will present an update on the Regional Beach Sand Project III and the feedback received on the draft Phase I Report.

Fiscal Impact:

None. Phase I of RBSP III has been funded by the ten participating local jurisdictions. Grants are being sought for future phases.

Schedule/Scope Impact:

The final Feasibility Study and Economic Analysis will be completed and made available August 2025.

Key Considerations

- A total of 5,853,000 cubic yards (CY) is proposed for RBSP III with 4,303,000 CY to be placed on 15 beaches in San Diego and 1,550,000 CY to be placed on 3 beaches in Orange County. Receiver sites and volumes were based upon previous nourishment efforts and jurisdictional input. For San Diego County, this represents almost three times as much sand as placed on the beach during RBSP II.
- The Economic Analysis Report prepared for RBSP III follows federal agencies methodologies. The combined Benefit-Cost Ratio for RBSP III was 5.7, which is well above the greater than one cost effectiveness requirement. For San Diego County, the benefits for nourishing the 15 beaches along the coastline of San Diego in total will generate over \$1.6 billion in economic benefit over the next 10 years.
- Some lessons learned from the past RBSPs include ways to extend the longevity of the beach nourishment, reducing the high cost of mobilization and demobilization of a hopper dredge through a purchase or long-term lease, seeking to develop a program with a cycle of nourishment efforts similar to the [U.S. Army Corps of Engineers San Diego, CA \(Encinitas-Solana Beach\) Coastal Storm Damage Reduction Project](#), and exploring a pilot sand retention project to extend the life of nourishment efforts.

¹ A littoral cell is self-contained compartment within which sand circulates. The San Diego region has three littoral cells that stretch from Dana Point to the U.S.- Mexico border and referred to as the Oceanside, Mission Bay and Silver Strand littoral cells.

- At the [June 5 Shoreline Preservation Working Group \(SPWG\) meeting](#), the SPWG members recommended the inclusion of the City of Oceanside's sand retention project, [RE:BEACH](#), in the RBSP III report, designating it as the region's pilot sand retention project.
- The draft estimate for Construction and Post-Monitoring for RBSP III, including hard and soft costs, is estimated at \$260 million. While significantly higher than prior RBSPs, the numbers reflect increased inflation, the increased volume of sand proposed for this beach nourishment effort, and a 35% contingency² for the current planning level of design.
- SANDAG has applied to the State of California's Division of Boating and Waterways for a Public Beach Restoration grant earlier this year. SANDAG requested \$5,525,000 to fund the Environmental Permitting and Design (Phase II) for RBSP III. If awarded by the State in Fiscal Year 2027, a 15 percent local match would be required by the participating coastal cities.
- SANDAG is also working to get federal appropriations for the USACE to investigate expanding their current nourishment efforts to cover more beaches in San Diego and Orange County and to include them in a cycle of nourishment efforts over the next 50 years. Earlier this year, SANDAG submitted a letter of intent to the USACE to serve as the local sponsor for the San Diego and Orange County investigation and for the project to be included in their Fiscal Year 2027 workplan (Attachment 2).
- SANDAG received over 200 comments on the draft Feasibility Study and Economic Report from the participating coastal cities after a 45-day review period. Overall, prevailing themes included revising footprint placement in cities to align with coastal city's shoreline management goals, emphasizing RBSP III to move forward with a programmatic approach rather than a one-off project, consider potential impacts to lagoons, and provide more information on the economic analysis methodology. Over the next few weeks, the project team will review all received comments and address them in a final report.

Next Steps

The final Feasibility Study and Economic Analysis Report will be provided to the SPWG members and to all participating coastal cities in San Diego and Orange County in August 2025. SANDAG will continue to pursue grant funding opportunities for Phase II and provide updates to the Regional Planning Committee on the status of this effort at future meetings.

Antoinette Meier, Senior Director of Regional Planning

Attachments: 1. Got Sand?
2. USACE Letter of Intent

² Construction contingencies are necessary to reflect the uncertainty associated with the earlier stages of design. The proposed 35% of are in line with recent USACE cost update for the San Diego County, CA (Encinitas – Solana Beach) project for the subsequent renourishment events of 38%.

SANDAG Infobits

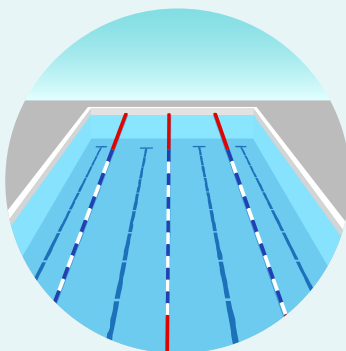
Got Sand? Why Our Beaches Need TLC

July 2020

Did you know?



Coastal erosion, a reduction in sediment from inland waterways, and rising sea levels threaten our region's beaches.



Since 2001, SANDAG has placed approximately **3.6 million cubic yards** of beach quality sand onto our region's beaches. That's enough sand to fill **1,100 Olympic-size swimming pools!**



Sea level rise poses a **threat to our coastal transportation facilities**, including the railroad on top of the Del Mar Bluffs, which could impact the movement of goods and people in our region.

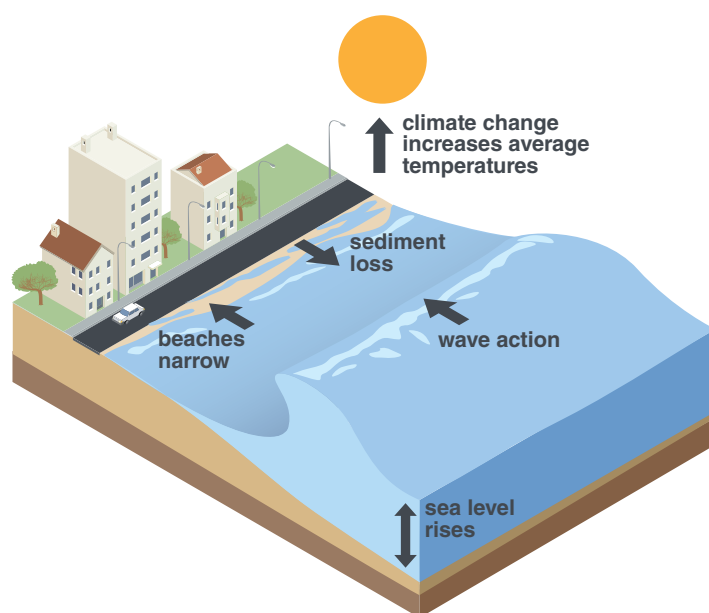
With about 70 miles of coastline, the beaches in the San Diego region are enjoyed by locals and tourists alike. But many people are unaware that policy makers are working to ensure our beaches are maintained and sustainable for years to come.

Why are our beaches at risk? Erosion is a continuous process in which rock, soil, and other materials are worn away and transported by natural forces such as wind and water. California's shorelines are steadily eroding and development has decreased the natural supply of sand that helps to sustain our beaches. Rising sea levels exacerbate this issue and create new threats to the coastline and coastal infrastructure including the second busiest rail corridor in the nation linking San Diego to Los Angeles and San Luis Obispo.

Since the 1980s, the SANDAG Shoreline Preservation Working Group has advised the SANDAG Regional Planning Committee, one of the five SANDAG policy committees that advises the SANDAG Board of Directors.

Thanks to the work of the Shoreline Preservation Working Group, during the last 25 years SANDAG has developed regional sediment management policies, managed an ongoing shoreline monitoring program, and completed several projects to maintain local beaches and coastlines.

Beach Erosion



Key actions include:

- Development of the [Shoreline Preservation Strategy \(1993\)](#) which recommends beach nourishment as the primary shoreline management strategy to address critical erosion areas on the scale of approximately 30 million cubic yards (cy) of sand across the region for initial restoration and nearly 400,000 cy/ year thereafter for maintenance.
- Creation of the [2001 Sand Retention Strategy](#) which concluded that structures that help keep sand on the beach, such as groins, breakwaters, or reefs, have the potential to increase the cost-effectiveness of beach nourishment activities.
- Preparation of yearly beach monitoring reports as part of the [Regional Shoreline Monitoring Program](#). Did you know that most beaches in the San Diego region were at least 20 ft wider prior to the start of the 2015–2016 El Niño than they were before the 1997–1998 El Niño? Wider beaches may have helped to reduce storm impacts in 2015–2016 winter months.
- Implementation of two regional beach sand nourishment projects in [2001](#) and [2012](#) (RBSP I and RBSP II, respectively) that placed a total of 3.6 million cy of sand on badly eroding local beaches.
- Development of the [Regional Transportation Infrastructure Sea Level Rise Assessment and Adaptation Guidance](#) (2020) to examine how sea level rise may impact regional coastal transportation facilities and determine possible ways to adapt to future conditions.



To learn more about the efforts SANDAG and its partners are taking to ensure the region's natural resources are maintained, please visit sandag.org/shoreline

About infobits

SANDAG serves as the region's clearinghouse for information and data. InfoBits publish timely, relevant information informing the public while providing context on complex issues facing the region.

sandag.org



03/05/2025

U.S. Army Corps of Engineers, Los Angeles District
915 Wilshire Boulevard
Los Angeles, CA 90017

Dear Colonel Andrew J. Backer, District Commander:

Subject: Letter of Intent for a General Investigation (Feasibility) Study

The **San Diego Association of Governments (SANDAG)** is willing and able to participate as the Sponsor for the **San Diego and South Orange County Feasibility Study**, in partnership with the U.S. Army Corps of Engineers (USACE), to cooperatively investigate beach nourishment as a solution to combat coastal erosion in the **Oceanside, Mission Bay, and Silver Strand littoral cells with the San Diego and south Orange Counties**.

Our agency understands that a study cannot be initiated unless it is selected as a new start study with associated allocation of Federal funds provided through the annual Congressional appropriations process. If selected, we intend to sign a Feasibility Cost Sharing Agreement (FCSA) to initiate the study with USACE. It is our understanding the FCSA targets completion of the feasibility study within 4 years at a total cost of no more than \$5 million. After signing the FCSA, a Project Management Plan will be developed and agreed upon by our agency and USACE. The study will be conducted and managed by USACE. The cost-sharing for the study is based on a 50% contribution by the Federal government, with our agency's 50% contribution provided in cash, or by a portion or all of the contribution provided through in-kind non-monetary services. It is SANDAG's intention to enter into a memorandum of agreement (MOU) with the ten local coastal jurisdictions interested in participating and funding the study. This MOU will be executed prior to the FCSA between SANDAG and USACE.

Our agency is aware this letter constitutes an expression of intent to initiate a study partnership to address the specified water resources problems and is not a contractual obligation. We understand that work on the study cannot commence until it is included in the Administration's budget request, funds are appropriated by the Congress, and an FCSA is signed. It is understood that we or USACE may opt to discontinue the study at any time after the FCSA is signed but will commit to work together as partners from the scoping phase, and subsequent decision points throughout the feasibility study, on providing the necessary support to risk-informed decision making. If it is determined that additional time or funding is necessary to support decisions to be made in order to complete the study, our agency will work with USACE to determine the appropriate course of action.

If you require additional information, please contact: Courtney Becker at (619) 699-6942 or Courtney.Becker@sandag.org.

Sincerely,


[Keith Greer \(Mar 6, 2025 09:23 PST\)](#)

Antoinette Meier
Senior Director of Regional Planning