

CARMEL VALLEY COMMUNITY PLANNING BOARD

Meeting Minutes

7 pm, Thursday, April 22, 2020

(Meeting Conducted via Zoom Meeting)

Board Member	Representing	Present	Absent	Absence (Board Year)
1. Ken Farinsky	CV Voting District 1	X		0
2. Barry Schultz, Vice Chair	CV Voting District 2	X		3
3. Steve Davison	CV Voting District 3	X		3
4. Debbie Lokanc	CV Voting District 4	X		0
5. Frisco White, Chair	CV Voting District 5	X		0
6. Jeffery Heden	CV Voting District 6	X		
7. Allen Kashani	CV/ PHR Business	X		0
8. TRI Pointe to fill	CV Developer	X		3
9. VACANT	CV Property Owner			
10. Daniel Curran	CV Property Owner	X		1
11. Danielle McCallion	PHR D1	X		1
12. Stella Rogers	PHR D2		X	2
13. Vic Wintriss	Fairbanks Country Club/Via de la Valle/North City Subarea 2	X		0

A. CALL TO ORDER AND ATTENDANCE

B. APPROVAL OF MINUTES - March 25, 2020

Motion to accept meeting minutes made by Ken Farinsky, CV Voting District 1, seconded by Steve Davison, CV Voting District 3. No discussion of the motion, motion passes 8/0/0.

C. CONSENT AGENDA

Frisco White, Board Chair, moved up action agenda one to accept the appointment of Maykia Vang as the Boards Representative of Pardee. Motioned by Vic Wintriss, Fairbanks Country Club/Via de la Valle/North City Subarea 2 and seconded by Barry Schultz, Vice Chair. No discussion of the motion, motion passes 10/10/0.

D. PUBLIC COMMUNICATION - Speakers are limited to topics not listed on the agenda.

Presentations are limited to 2 minutes or less.

Maggie Brown with Friends of the San Dieguito River Valley stated that her group had a lawsuit with Surf Cup (for five years), they lost the case and the Appeal (January 29th, 2021). Brown stated the loss had a silver lining, the Court went over the Polo Fields property and reconfirm that there are only 25 days of tournaments allowed (not 25 multi days). Brown stated now that Surf Cup is no longer in litigation, they are willing to push forward the coast to crest trail restoration.

Gaylin Allbaugh with the Solana Beach School Board stated that she is the Clerk for the K6 district. Allbaugh stated she will be our liaison to the School District (Carmel Creek, Solana Highlands, Solana Pacific and Solana Ranch) for the next year. Allbaugh plans to attend when she can. Allbaugh is also a Carmel Valley Resident. Chair White added Allbaugh to the Boards email list.

E. ANNOUNCEMENTS - San Diego Police Department, Officer John Briggs

Officer John Briggs, San Diego Police Department, stated by the end of the month he will have six officers trained for their radar-lidar to address speeding issues. Debbie Lokanc, CV Voting District 4, stated she does not understand why the Police do not monitor The Nextdoor App as crimes are posted often on the App. Lokanc would like the Police to post on the App that they do not monitor the App for crimes and to always report crimes to the Police Station. Officer Briggs stated that the Police are allowed to post on The Nextdoor but they are not allowed to search the App, Officer Briggs stated if you see something on the App and want to share it please email it to him. Officer Briggs offered to post on the App to remind the Community that the Police do not monitor it. Brown thanked Officer Briggs for his help with the Polo Field. Danielle McCallion, PHR D1, stated she feels petty theft and car break ins seem to be a much larger issue than speeding. Officer Briggs stated that he agrees, that they strive to get officers through the neighborhoods that are hit often and that they are always working on vehicle theft and home burglaries. Officer Briggs mentioned that this Saturday from 10-2pm is the DEA drug take back, if you have used prescriptions, please bring them by.

F. WRITTEN COMMUNICATIONS –

None.

G. COMMUNITY PLANNER REPORT - Lesley Henegar, City of San Diego (CV / PHR / Fairbanks CC / Via de la Valle)

None.

H. COUNCIL DISTRICT 1 REPORT - Richard “Ricky” Flahive, Office of Councilmember LaCava

Richard Flahive, Office Member LaCava’s office, mentioned that the Housing Stability Assistance program application is live now. Flahive stated that the short-term vacation rental ordinance was signed into law by the Mayor on April 14th. Flahive stated that City wide boards have many open seats, please send resumes if interested. Flahive stated that the Mayor’s office released their yearly budget, feel free to attend the virtual budget townhalls held May 12th (5:30pm-7pm) and May 15th (10:30am-12pm) to voice your concerns and/or opinions. Flahive stated in regard to the traffic study, he is waiting to hear back from the mobility department. Flahive mentioned that he has office hours (Wednesdays 11am-12pm) feel free to join.

Chair White asked for an update on the Engineers number for the roundabout at Carmel Mountain Road and Carmel Country Road (issue from livability report). Flahive stated there is now a project manager assigned and there would be an update within 90days.

Lokanc asked for the top three points about the short-term rentals and who won (long term or short term)? Flahive stated the Councilmember was concerned about renters being disrespectful, causing a nuisance such as throwing large/loud parties, this was due to a lack of enforcement (he feels background check would help). Flahive stated another worry was affordable housing being taken by short-term rentals. Flahive asked Lokanc to send him an email and he will forward it to the policy Director Kathleen Farrier.

I. MAYOR’S REPORT - Matt Griffith, Office of Mayor Gloria

Matt Griffith, Office of Mayor Gloria, stated that the proposed Budget, Police Reform and Black Empowerment proposal are now on the website if anyone would like to get a copy or take a look. Griffith stated he hopes that all will get vaccinated, if you are having any issues receiving the COVID vaccination please reach out to him and he will assist you. Griffith stated that we are still assisting the Federal Government housing migrant children at the convention center, if you would like to Volunteer or Donate contact South Bay Community Services.

J. COUNTY SUPERVISOR’S REPORT – Evlyn Andrade, Office of Supervisor Lawson-Remer

None.

K. STATE ASSEMBLY REPORT - Rikard Hauptfeld, Office of Assembly member Brian Maienschein

None.

L. STATE SENATE REPORT - Miller Saltzman, Office of State Senator Toni Atkins

Miller Saltzman, Office of State Senator Toni Atkins, stated that Senator Atkins released a budget proposal to build a post Pandemic economy that extends prosperity for California's and invest resources to address our most pressing needs (includes helping small businesses and nonprofits, creating a path to universal pre-k, debt free college, homelessness, housing affordability, health care access and affordability, wildfire prevention and mitigating the impacts of droughts). Saltzman stated that a few weeks ago the Governor signed a \$536 Million dollar package to provide short- and long-term funding for wildfire, climate, water shed and forest health as well as implementing vegetation, forest management, community hardening plans, training and deploying a fire resiliency work force (every dollar spent on wildfire prevention, our state saves \$6-\$7 in damages). Saltzman stated that Californians with low income may qualify for the California Earned income tax credit (you do not need to owe to qualify).

M. US CONGRESS - Kiera Galloway, Office of US Congressman Scott Peters

None.

N. INFORMATION AGENDA:

1. SDG&E Presentation: Presentation and Q & A on SDG&E rates.

•Applicants - Warren Ruis

Warren Ruis, SDG&E employee, introduced experts from SDG&E's rate team (Adam Pierce and Neetu Malik). Bernadette with SDG&E introduced herself and stated she would share her screen for Pierce and Malik to go over. Adam Pierce, Director of Pricing at SDG&E, stated there are four key areas that go into SDG&E's pricing (Distribution, Transmission, Commodity and Legislative Mandates) updated yearly (going forward).

Distribution covers poles and wires that deliver energy to homes and businesses (8.3 cents).

Transmission covers poles that deliver energy from power plants to the region (4.4 cents).

Commodity covers energy purchased to serve our Customers (7.2 cents).

Legislative Mandates cover Renewable Portfolio Standard procurement, low-income programs, energy efficiency programs and securitized bond changes (7.6 cents).

Pierce stated that there are five customer classes that SDG&E serves (Residential, Small Commercial, Medium/Large Commercial, Agricultural and Street Lighting) during the majority of SDG&Es proceeding there's at least one of the Representatives from these classes present. That is done to protect the classes interests.

David Lynn, Carmel Valley Resident, asked to see a Kilowatt per an hour comparison across utilities in the US? Pierce stated that SDG&E has lower bills than the rest of the US, just higher rates per a kilowatt because we use less (due to smaller homes and milder weather).

Pierce stated that the legislative mandates are a large part of driving rates up. Lynn agrees with Legislative mandates being ¼ of our rates, the rates are not affordable. Farinsky stated that just like with water there are a lot of fixed costs in delivering electricity and the less we use the more SDG&E needs to charge to cover those costs (with more people going solar).

Pierce stated that is correct, with use going down, kilowatts cost more to cover the fixed costs. Pierce stated once more people start driving electric cars, more electricity will be used and kilowatt costs should go down.

Pierce stated SDG&E has 40% renewable energy (Nationwide is at about 10%).

Jeffery Heden, CV Voting District 6, asked how much profit is set aside for the investors? Pierce stated that the return on capital is embedded in the Transmission fees (10.2% return on equity or cost of capital and debt coverage as well). Heden asked what the dividend on Sempre stocks is, Pierce stated he doesn't have that info off the top of his head. Ruis stated that the dividend is about 3% return as of now. Heden asked what percentage of total revenue is set aside for emergency repairs that may or may not show up? Ruis stated he can dig for that information. Heden asked Ruis to get back to him with that information. Heden asked what percentage of business would stay with SDG&E if the City went with a Publicly owned Utility? Ruis stated the City already started their own Community Choice Aggregation.

Chair White asked why would a public ownership be cheaper rates than private, if they have to go through SDG&E anyways? Ruis cannot speak to Municipalization, due to a code of conduct. Heden asked if Sacramento is a publicly owned Utility (with cheaper rates than SDG&E's average)? Ruis stated their prices are a little less because they have far less Legislative mandates and more hydro energy.

Lokanc asked why contracts with SDG&E have to be so long (25 yrs). Lokanc stated that the contracts should be shorter so that SDG&E works harder. Lokanc stated she feels SDG&E wants to continue adding to their fees yearly just because we will pay it. Lokanc stated SDG&E needs to do better and charge less.

Kashani stated he feels frustrated that SDG&E uses all the City right of way, but when it comes time to put a trail over an SDG&E easement there is a hard line that nothing can cross an SDG&E easement. Ruis stated that The California Public Utilities Commission has reinterpreted the rules around section 851 of the Utility Leasing not allowing giving away any of the Utility property. Ruis asked if Kashani would speak with The California Public Utilities Commission with him on this matter asking for some leniency? Kashani agreed to dialog offline.

Kashani stated that state by state it looks like states are averaging around 10-15 cents per a kilowatt. Kashani only noticed a couple of states higher than ours. Lynn asked SDG&E to come back with further breakdowns of their pricing. Lynn stated we can be your advocates, help us help you, in the sense of if you are being pressured for mandates how do they compare to other states.

Farinsky stated that if you look online, states that use more energy have lower rates while states that use less have higher rates. Chair White agreed with Farinsky. Farinsky stated that other places that use similar amounts of electricity have similar per a unit rates. Chair White stated he would let SDG&E know if we need them to present again.

O. ACTION AGENDA:

1. Appointment Confirmation: Confirm the Chair’s appointment of Maykia Vang as Pardee’s representative to fill the vacant CV Developer seat.

Moved up to consent agenda, motioned, no discussion of the motion, motion passed 10/0/0.

•Applicants – Chair

P. SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS

Subcommittee	Representative(s)	Report	Next Meeting
1. Design & Planning Subcommittee	Chair White, Jan Fuchs & Anne Harvey	No Report.	No Report.
2. CV FBA and PHR FBA Subcommittees	Chair White	No Report.	No Report.
3. CV MAD Subcommittee	Ken Farinsky	No Report.	No meeting this month, next meeting in June.
4. CV MAD N10 Subcommittee	Vacant	No Report.	No Report.
5. PHR MAD Subcommittee	Stella Rogers	No Report.	No Report.
6. Bylaws, Policy & Procedures Subcommittee	Chair White	No Report.	No Report.

7. Open Space Subcommittee	TBD	No Report.	No Report.
8. CPC Subcommittee	Barry Schultz	No Report.	Meeting next week, on agenda is a discussion of the Master Park plan.
9. Livability (Special)	Barry Schultz & Chair White	No Report.	No Report.
10. Transit Subcommittee	Karen Cody & Lucas Kurlan	No Report	No Report.

Q. CHAIR's REPORT

R. OLD / ONGOING BUSINESS

S. ADJOURNMENT

Kashani motioned to adjourn, seconded by Lokanc, no discussion of the motion. Adjournment 8:07pm.

T. NEXT MEETING:

Thursday, May 27, 2021
Carmel Valley Library, 7 pm TBD