

## APA CALIFORNIA NEWS

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## NEXT ISSUE

BEST PRACTICES: Planning in California

Intent to submit: April 8, see P3 for details



American Planning Association

California Chapter

Making Great Communities Happen

CAL PLANNER  
IFORNIA

Planning News &amp; Updates from APA California

Impact of drought on Lake Oroville. Source Getty Images

MARC YEGER | VP-Public Information

## Responding to Climatic Challenges

**RESILIENCY:** Climate Response & Water Conservation is the topic for this issue. Given that one of the tenets for planning is to ensure the public health, safety and welfare, the purpose here is not to debate the merits of the climate change argument. Rather, the following articles set out to highlight some of the discussion and action in response to the undeniable changes and conditions that we are witnessing throughout the state. The current (and prolonged) drought condition for example poses significant challenges to both urban and rural communities, and to agricultural and manufacturing processes alike. Several articles address potential strategies in water management as communities adjust to this new normal. By contrast, flooding and rising sea levels put residents who live near flood prone areas or along the coast in significant risk and there are articles that address this challenge as well.

This issue also marks the one year anniversary since the reorganization and redesign of *CalPlanner*. In the past year we have explored topics from urban design and community transformation to planning best practices and mobility. The articles written, past and future, will become part of a digital resource library accessible to our members via the CA Chapter website. The objective is for planning professionals to consider this repository as a tool for planners to foster community building, both literally and figuratively. In that spirit, we are asking members to suggest planning & related topics or categories that might be of interest to professionals engaged in a broad range of planning efforts.

As usual, we welcome your comments by contacting me at [myplanning@live.com](mailto:myplanning@live.com). Happy Reading, **MY**

## FEATURE | Cary Lowe, Ph.D., AICP

## The End of Water Sprawl

**The days of reaching for new sources of water only to transport it great distances for consumption are over. There will likely not be another State Water Project, Central Valley Project or Colorado River Aqueduct. What we might call "water sprawl" has been rendered obsolete by a combination of natural changes and human mistakes.**

Consider our current dire water situation in California. Rainfall has been below normal for now four consecutive years, and climatologists warn of a mega-drought that may last for decades. Due to reduced precipitation and warmer temperatures, coupled the lack of Sierra Nevada snowpack, the state's natural water reservoir is one-third of its normal level and the man-made reservoirs are at half of their capacity. Water shortage in the Sacramento-San Joaquin River Delta, along with court orders protecting fish species, has virtually cut off water deliveries from the Delta. Flows in the Colorado River, our other major source, are down substantially, and upriver states are claiming a larger share than in the past. Fortunately, numerous realistic opportunities to ameliorate our water supply situation are available. These "new" water sources and strategies, moreover, are not as vulnerable to natural disasters like droughts and earthquakes.

**Using Less.** First and foremost, there is conservation. The least expensive and most environmentally friendly gallon of water is the one you don't use in the first place and thereby save for another day. The state mandates a 20% reduction in water use by 2020, but even that will not be enough to keep pace with

increased demand due to population growth. Fortunately, we have ample opportunity for conservation.

With 80% of water going to agriculture, huge reductions in use are possible just by moving away from water-intensive crops such as nuts and alfalfa. And about half of the agricultural water use is devoted to growing fodder for livestock, so reducing meat consumption will bring about further conservation. Farmers are

making up for reduced water deliveries by overpumping groundwater, our other natural reservoirs

Meanwhile in urban areas, about two-thirds of residential consumption goes towards outdoor irrigation. Conversion from lawns and ornamental plants to native landscaping, along with installation of efficient irrigation controllers and better monitoring can reduce water usage by half. Indoors, while newer homes are highly water efficient, huge numbers of older homes need to be retrofitted with more efficient fixtures

and appliances. So far, we are not meeting this challenge very effectively. Residential use has dropped only nominally state-wide, and continues to rise in more affluent areas.

The other important element in promoting conservation is proper pricing. Urban potable



Colorado River Aqueduct

## INSIDE...

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**P8** Sustainable Water Policy Challenges

FEATURE | Michael Klasson

# Where Land Use and Flood Planning Meet



Typical beach front development

**The past decade has seen a confluence of land use planning and flood planning in light of recent weather disasters, especially Hurricane Katrina and Superstorm Sandy, which foreshadow more such disasters to come in a changing climate. These led President Obama to sign Executive Order 13690 on January 30, declaring that “it is the policy of the United States to improve the resilience of communities and Federal assets against the impacts of flooding.**

Resilience, according to the California Water Plan, is the capacity of a resource or natural system to adapt to and recover from changed conditions after a disturbance. Resilience also encompasses the ability to withstand the disturbance in the first place, and it is gaining attention in planning because flooding, as EO 13690 elaborates, is “anticipated to increase over time due to the effects of climate change and other threats.” Most of California’s population is concentrated along the coast where, measurable sea level rise is already occurring. In California’s Central Valley, more frequent and bigger floods occurred in the latter half of the 20th century than in the first half upon which the design of the flood control system was based. And atmospheric models predict that more of the state’s future precipitation will fall as rainfall than snow, a circumstance that will feed both floods and drought while taxing the ability of reservoirs to maintain enough empty space to provide flood protection while also storing sufficient water for summer dry seasons.

In 2007, a series of post-Katrina bills amended the California Water Code and Government Code to strengthen flood protection and link land use planning – particularly the general plan – to flood planning. These bills and their successors add requirements for consideration of flood risks in general plan elements including land use, conservation, safety, and housing. The new flood planning requirements vary by location. Some apply statewide, some apply just within the Sacramento-San Joaquin Valley, and others apply within the Sacramento-San Joaquin Drainage District, which is a legally defined portion (about 7%) of the valley near the major rivers with state and federal flood control works.

Within the Sacramento-San Joaquin Valley, 33 counties and 85 cities now must incorporate information from the Central Valley Flood Protection Plan (CVFPP) into selected elements of their general plan. The CVFPP serves as more than a source of data for local planning, however; it identifies system investments such as widened flood bypasses to protect both rural and urban communities while also providing ecosystem benefits. The lower flood stages provided by the widened bypasses would increase the capacity to accommodate larger storms – one aspect of resilience. The CVFPP also seeks to foster resilience by focusing growth in Central Valley floodplains in existing urban or urbanizing areas and not promoting new growth in rural floodplains.

Although the new laws establish planning mandates, they also allow substantial freedom as to how local governments accomplish these mandates. The state Guidance on General Plan Amendments for Addressing Floodplain Risk offers example goals, policies, and objectives for general plans, but avoids providing a template in

favor of fostering more locally or regionally appropriate solutions. This flexibility is important for resilience.

Resilience can be achieved in ways that meet multiple objectives. Over the past decade or so, Integrated Water Management (IWM) has sought to, as the California Water Plan states, “concurrently achieve social, environmental, and economic objectives....[for] improved water quality, better flood management, restored and enhanced ecosystems, and more reliable water supplies.” See Table 1 for an example of how incorporating stream buffers into land use plans can provide resilience and integrated water management. The California Water Plan recommends incorporation of water management policies into existing general plan elements or even the creation of an optional water element to address multiple facets of water management. Integrated Regional Water Management Plans and the detailed regional reports that are part of the Water Plan are intended to be used as references for this effort.

Of course, flooding and resilience are not merely riparian or valley concerns. Along the coastlines, climate change-induced sea level rise will increase coastal flooding and accelerate beach and bluff erosion, potentially endangering structures closest to the water. In its 2009 California Climate Adaptation Strategy (CAS), the California Natural Resources Agency (CNRA) recommended that, “communities with General Plans and Local Coastal Plans should begin, when possible, to amend their plans to assess climate change impacts, identify areas most vulnerable to these impacts, and develop reasonable and rational risk reduction strategies using the CAS as guidance.” The CNRA followed in 2012 with the California Adaptation Planning Guide (APG), a four (electronic) volume set, one volume of which covers identifying adaptation strategies. Many of the strategies will be familiar to planners, including “managed retreat” from at-risk areas (implemented by the City of Ventura at Surfer’s Point), accounting for sea level rise in applications for new shoreline development,

**Table 1: Integrated Water Management (IWM) Benefits – Stream Buffer Example**

IWM Objectives or Benefits	How Met by a Stream Buffer
Social Objectives	Provides public space for nature appreciation, exercise, and recreation. Protects life and property in a flood. Provides resilience in a flood because natural channels and floodplains do not have residual risks of failure like levees and dams.
Environmental Objectives	Provides habitat for riparian and migratory species and increases connectivity between off-stream habitats.
Economic Objectives	Reduces expected annual damages from flooding by providing a wider conveyance pathway to convey larger flows. Can provide passive water quality improvement and groundwater recharge through infiltration.



# CALPLANNER CALIFORNIA

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## 2015 PRODUCTION SCHEDULE

(tentative)

Issue	Topic	Articles Due	Released
15 03	Best Practices	April 16	May 5
15 04	Academia	May 22	June 23
15 05	Conference Issue	Jul 17	Aug 18

The production schedule is subject to change. For article and photo specifications, please see guidelines at [www.apacalifornia.org](http://www.apacalifornia.org).

## CALPLANNER ARTICLE SPECS

**15|03 THEME:** Best Practices Issue theme subject to change.

**LENGTH:** 700 (min) to 1,200 (max) words

**DOC FORMAT:** working (or open) MS WORD file (.doc or .docx). No PDF's please.

**IMAGES:** include captions and sources for all photos, renderings, drawings, maps, diagrams, etc. submitted.

**IMAGE FORMAT:** 3 X 5 min at 300 dpi (but no bigger than 1MB file size) to be emailed as separate attachment(s). In other words, do not embed images in the WORD document.

**REMARKS:** Article can be written either as a Feature (analysis of the topic), Op-Ed (critique), or First-Person (personal experience with the topic).

**FOR QUESTIONS AND ALL SUBMISSIONS,**  
Please contact Marc Yeber at [myplanning@live.com](mailto:myplanning@live.com)

Additional subscriptions may be purchased for \$22/yr.

Rates for job announcements, display and calling card advertisements can be obtained by visiting APA California at <http://www.apacalifornia.org/?p=15>.

## PLANNING SERVICES DIRECTORY

Calling card advertisements support the publication of CALPlanner. For additional information on placing a calling card announcement and to receive format specifications, please contact Laura Murphy at [nhe2011@live.com](mailto:nhe2011@live.com).

HING WONG, AICP | President

## Looking Ahead

Spring is the time of year when many trees and flowers start blooming. It's also the time of start-ing something new. I'm proud to be part of APA California and excited to take on new challenges. We have a dedicated Chapter Board and with over 5,000 members, our Chapter is the largest and the state has a tradition to be on the fore-front in creating innovative ways to plan.

First, I would like to personally thank Brooke Peterson for her leadership in guiding APA California during her two years as President. Similar to Brooke's goals and accomplishments, I would like maintain continuity and move our Chapter forward. Our goals include improving the efficiency and quality of our Chapter's operation and programs, increasing the transparency of the Chapter administration, and enhancing the Chapter's programs and communications. Additional goals are to attract new members and foster leadership through the next generation of planners.



We're developing innovative approaches to actively engage our members. One recent way was creating a program called the Great Places in California. A Great Place in California is one that exemplifies character, quality and excellence in planning. This program is an opportunity for you to nominate a special location, whether it be historical, vibrant, or quaint. Nominations should be places where people would want to live, work, and/or recreate.

Chapter members have many events to look forward to in 2015. In October, the state conference will take place in the diverse, urban setting of Oakland. Excitement is brewing over this conference as over 300 session and 50 mobile workshop proposals have been submitted. Conference registration and hotel reservation will start in just a few months. Additionally, the eight Sections have a plethora of local activities that includes educational programs, training, and social networking mixers.

I value open communication and feedback. Please feel free to contact me if you have suggestions in keeping APA relevant and a positive force in our profession. I'm looking forward to a productive two years. **HW**



## Join the APA California Board

APA California is seeking qualified candidates from our membership to join the Chapter Board of Directors. The following Board positions are open for the upcoming election cycle:

- **President Elect**
- **Vice President for Public Information**
- **Vice President for Market & Membership**
- **Vice President for Administration**

A list of duties for each positions as well as the APA California's Election Policies and Procedures can be found on the APA California website, [www.apacalifornia.org](http://www.apacalifornia.org). In order to be considered by the Nomination Committee, a complete nomination packet (list of documents below) must be submitted by April 20, 2015 to Brooke E. Peterson AICP, Past President at [brooke.e.peterson@gmail.com](mailto:brooke.e.peterson@gmail.com)

## REQUIRED MATERIALS

- **Position Statement:** This shall be 600 words max and prepared in accordance with the "Guidelines for Writing Background/ Experience and Position Statement" (Appendix 1 to Election Policies and Procedures). You are encouraged to

focus your statement on issues and ideas affecting the future of the organization. For further assistance, please refer to the Chapter's Strategic Plan, available at [www.apacalifornia.org/about/strategic-plan/](http://www.apacalifornia.org/about/strategic-plan/). Please note that should you be nominated, this statement will be published on APA California's website.

- **Eligibility Form** (Appendix 2 to Election Policies and Procedures)
- **Candidate Agreement to Abide Form** (Appendix 3 to Election Policies and Procedures)
- **Commitment to Serve Statement** (Appendix 4 to Election Policies and Procedures)

## OPTIONAL MATERIALS

- **Photographs:** Candidates running for office may also submit, a recent photograph to be published with the position statement. Please refer to the Election Policies and Procedures Section 4.2 for details.
- **Supplemental Materials:** If the nominating committee determines that it requires information or materials not mentioned above, you will be contacted. Unsolicited additional materials and phone calls to nominating committee members are strictly prohibited.

**For questions, please contact Brooke E. Peterson, AICP, at [brooke.e.peterson@gmail.com](mailto:brooke.e.peterson@gmail.com) or 619.400.4965. Thanks for your interest!**



## The End of Water Sprawl

water typically costs consumers about a half cent per gallon for a basic supply, and untreated agricultural water substantially less. By enacting steeply increasing rates beyond an initial “lifeline” amount for urban users and eliminating subsidies for agricultural users, water agencies can promote conservation. Another looming issue is whether to place an ultimate limit on use per capita or per household, i.e., a water budget, regardless of a willingness to pay for more.

**Reusing It.** The most promising source of new water is in recycling. Treating and reusing wastewater has a long history, but on a small scale. This strategy is being ramped up considerably. The Orange County Water District, for example, already recycles 70 million gallons of wastewater a day, and the City of San Diego is embarking on a program to satisfy a third of its water needs through recycling 83 million gallons a day by 2035. Both cities are producing potable water. Many other jurisdictions are engaged in treating wastewater to a level suitable for irrigation, though not human consumption. Improved technologies and economies of scale may make it more effective to treat all recycled water to potable standards, and thereby avoid the need to build alternative “purple pipe” distribution systems.

Wastewater recycling is not limited to industrial-scale projects. There is increasing interest on the part of large-project developers, homeowners associations and commercial property owners in building and operating on-site, project-specific recycling facilities. State policy encourages this, but local

regulations in some areas contain impediments and need to be updated.

The next challenge will be recycling of storm water. Some storm water is retained on-site and percolates into the earth thereby replenishing aquifers, while other rainfall and associated run-off is captured in reservoirs. Most, however, flows into local waterways or urban storm drains, ending up in the ocean. Despite its highly seasonal nature, as well as the challenge of removing pollutants, it is increasingly being viewed by water agencies as yet another viable “new” water source. Individual property owners have the opportunity to both recycle “gray water,” essentially wash water, and capture and use storm water through simple plumbing additions. Local regulations gradually are being updated to facilitate both options.

**Applying New Technologies.** In addition to the technological advances in water recycling and irrigation efficiency, new technologies are yielding additional water from surprising sources.

Our water distribution systems are aging and leaking. The City of Los Angeles, for example, is facing a \$1.5 billion cost to replace obsolete pipes, valves and pumps. Even apart from major pipe ruptures, water systems typically lose a minimum of ten percent of their capacity to simple leaks. Improved monitoring technology is making it possible to locate significant leaks, so that they can be repaired even if the pipes are not otherwise due for replacement.

Desalination is being promoted as a panacea to our water crisis, especially for



Sacramento Delta-Channel. Source: Rebuild California

coastal areas. The San Diego County Water Authority, for example, has contracted to purchase 50 million gallons a day from a desalination plant currently under construction in Carlsbad. A similar plant is proposed in Huntington Beach. However, there is significant opposition to further development of desal plants in their current form based on their very high energy requirements, negative impact on sea life drawn into their intake, and output of large quantities of brine. Also, the comparatively high cost of their product is yet another challenge. Improved technology may resolve these issues over time but, for now, desalination is likely to remain a relatively small component of the overall portfolio for the State’s water sources.

The most interesting technological development involves what is referred to as atmospheric water. Highly efficient dehumidifiers, small enough to serve individual households or large enough to serve entire communities, draw moisture from the air, filter it and deliver potable water. This is already being put into service by the military and by countries in very arid parts of the world. For communities whose water supply has failed or those that want maximum water independence, this may be a viable solution.

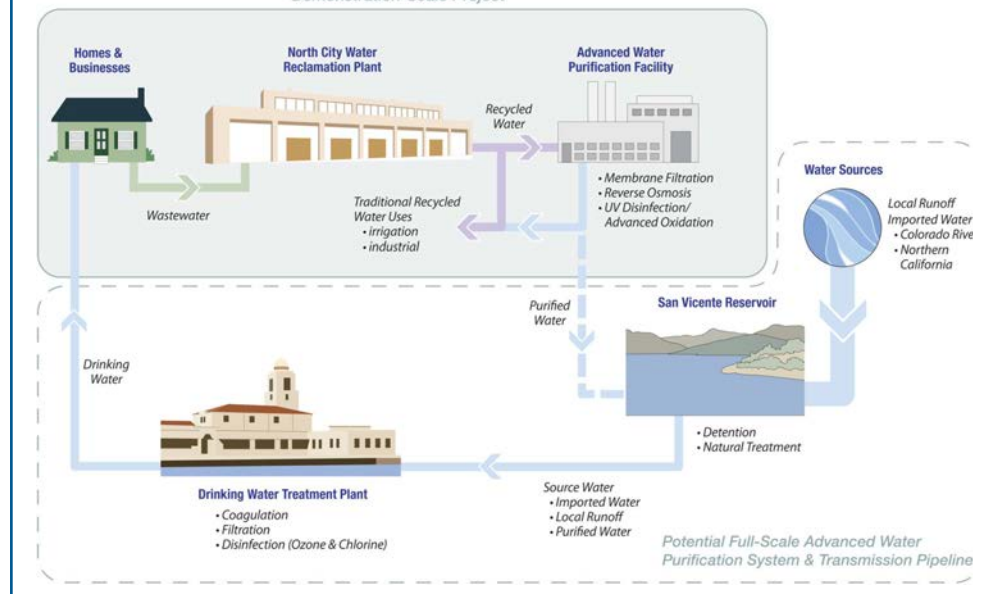
**Hybrid Strategy.** Ultimately, California’s water crisis will require a combination of all these measures, as well as others yet to be developed. The key element, as shown by the experience of other places which have faced severe droughts, is developing a new water ethic, one based on thinking about using water wisely in every aspect of daily life. This requires a sustained call to action from elected officials and community leaders, coupled with broad public education. This kind of strong, sustained messaging is what has helped other water-starved areas of the globe, e.g., Australia and Israel, deal effectively with circumstances like ours or even more severe drought conditions. If California is to be a sustainable place, we need to act now by following the example of others.

Cary Lowe, Ph.D., AICP, is a land use lawyer and mediator in San Diego. He teaches urban planning at the University of California, San Diego, and recently chaired a Task Force on Water Policy Implementation for the San Diego City Council.

### City of San Diego’s Water Purification Demonstration Project

#### Purification Process

#### Demonstration-Scale Project





**FEATURE** | Lily Verdone, The Nature Conservancy

# Taking Action to Increase Coastal Resilience

The mission of The Nature Conservancy (TNC) is to conserve the lands and waters on which all life depends. TNC works to preserve ecologically important lands for nature and people in California and around the globe. To help communities reduce ecological and socio-economic risks associated with coastal hazards, TNC is leading Coastal Resilience approach – which provides science and decision support tools to aid conservation, planning, and policy-making to address conditions brought about by climate change. The primary goals of Coastal Resilience are to assess the vulnerabilities of human and natural resources and promote the use of natural infrastructure such as beach dunes, floodplains, marshes and reefs, as part of an effective defense for protecting people and property from storms and floods. Through Coastal Resilience, TNC works with partners and stakeholders across the globe to demonstrate that a combination of natural and traditional or “gray infrastructure” strategies can reduce risk to life and property and provide far more varied benefits (economically, environmentally, and socially) than gray infrastructure alone.

In 2010 TNC launched Coastal Resilience Ventura (CRV), the first Coastal Resilience project in California. The goals of CRV were to: 1) use innovative science to identify risks posed by climate change within coastal Ventura County; 2) inform decision-makers of the risks and public policy decisions that overlap with these risks; and, 3) demonstrate and implement cost-effective, nature-based solutions for a more resilient coast. To achieve these goals, CRV is guided directly by a Steering Committee consisting of over 30 city, regional, state, and national government agencies and public and private organizations. In addition to the Steering Committee, a Science Advisory Committee was formed of local and regional experts in order to provide scientific and technical input to the CRV project.

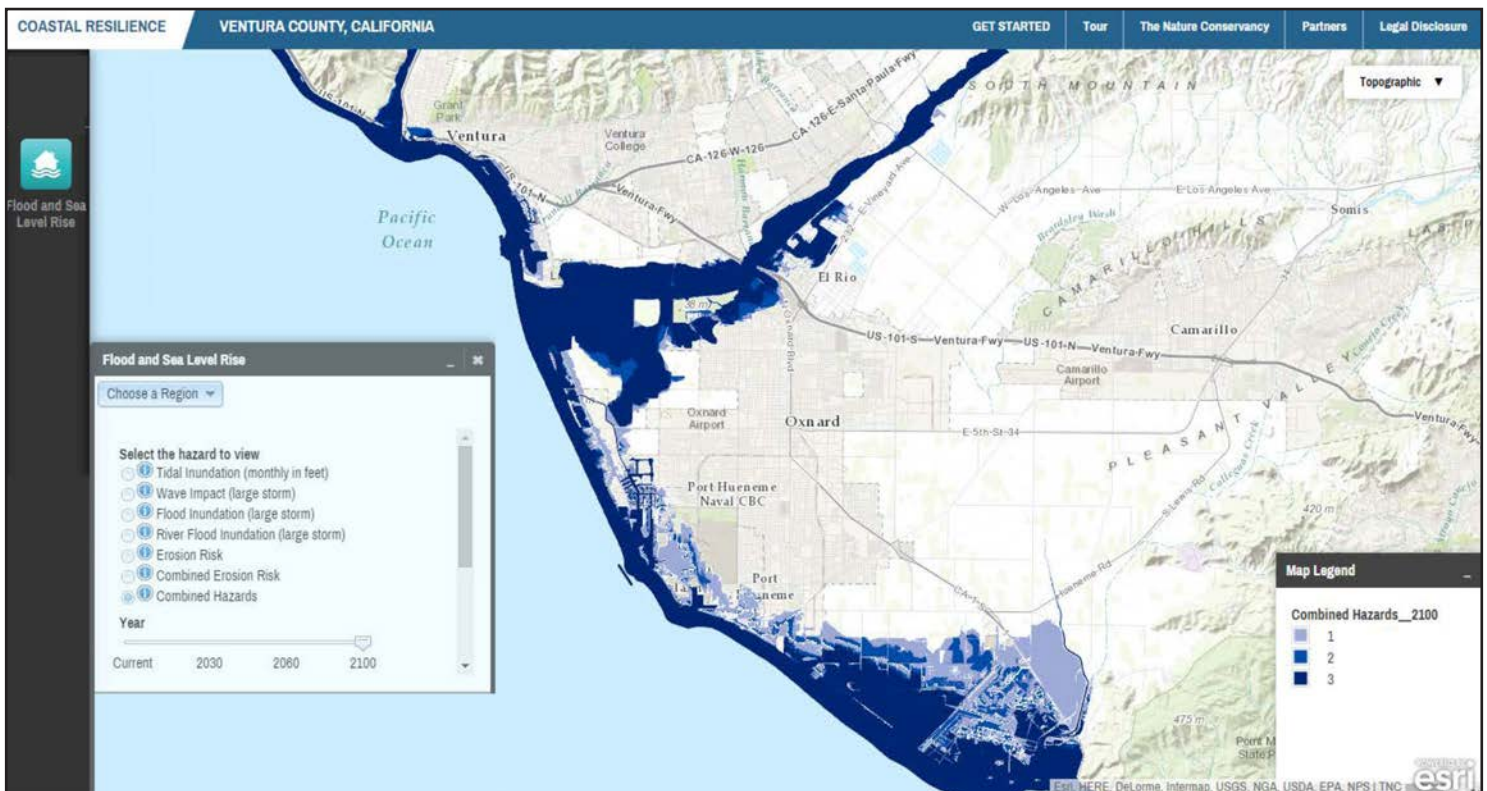
Three years after its inception, CRV completed the Coastal Hazards Mapping project in 2013. The project is comprised of high resolution mapping of beach profiles, shoreline change, backshore characterization, wave modeling and run-up calculations, shoreline erosion hazards, river flood hazards, rising



San Buenaventura State Beach demonstrating natural infrastructure

tides, and coastal storm flood hazards for three time horizons – 2030, 2050, and 2100 for all of coastal Ventura County. Different from static maps or those that only model sea level rise, this interactive web map empowers decision-makers to simultaneously examine land use practices and natural resource values, along with the potential changes under various sea level rise and flooding scenarios, and to analyze the potential ecological, social and economic consequences of a range of management approaches. The California Coastal Commission cites CRV as a resource for sea level rise mapping in its draft policy guidance. The California Coastal Commission and California State Coastal Conservancy have remained active members of the CRV Steering Committee since 2011. The final mapping is free and publicly available online through an interactive web mapping tool at [www.coastalresilience.org](http://www.coastalresilience.org), paid for by TNC, private donations, and a grant from the County of Ventura.

PI6



Screenshot from Coastal Resilience Ventura showing modeling results for year 2100 of potential combined climate impacts in coastal Ventura County, CA.





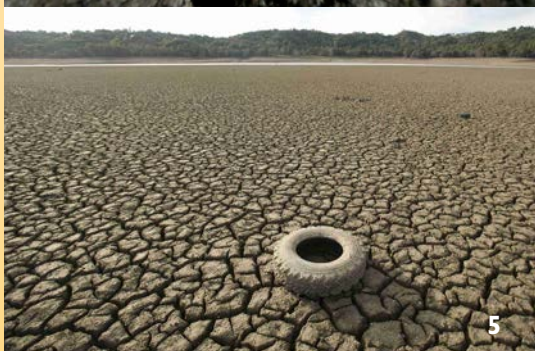
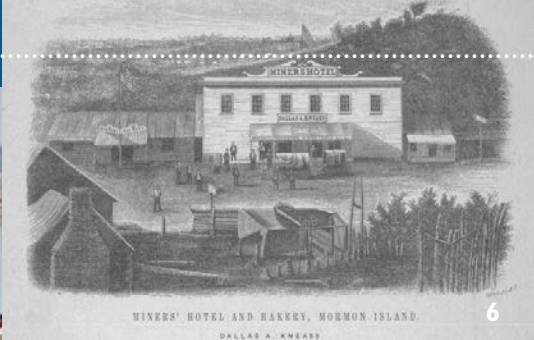
EXTRA | MARCYEBER | VP-Public Information

## The Drought's Rediscovered Artifacts

As California is likely heads into its fourth summer of a historic drought, the prognosis for state's lakes and reservoirs is bleak. Two of the state's largest reservoirs - Lake Shasta and Lake Oroville - show a combined water depletion of more than 46%. The landscape surrounding & involving these bodies of water are transforming at a rapid pace. Shorelines are becoming more pronounced and lake beds are becoming dry. One byproduct of this change is the rediscovery of previously sunken artifacts and even a flooded town. Mormon Island located within the Folsom Dam floodway is now partially on display and accessible as a result of the receding waters. Prior to the drought, these remnants (that were part of the outskirts) of the town were submerged by the Folsom Dam Project of the mid 20th Century. Meanwhile, objects located in or near other lakes and reservoirs, have also either reemerged or further indicate the severity of the drought. **MY**

### Photo Credits

1. Remnants of Mormon Island. L Osbourne
2. Almaden Reservoir in San Jose. MJ Sanchez/AP
3. Huntington Lake. M Ralston, AFP/Getty Images
4. Almaden Reservoir. San Jose Mercury News
5. Lake Mendocino. N Berger/Reuters
6. Minor's Hotel, Mormon Island (ca 1850). My Folsom.com
7. Gold Rush Artifacts, Mormon Island. KXTV Sacramento
8. Almaden Reservoir. T Herman/WSJ
9. Bears Point, Folsom Lake. R Pappas
10. Lake Cachuma. KTLA
11. Granite Bay. katenews2day.com





OPINION | Chelsea Richer

# Are We Planning for the Long-Term Resilience of Vulnerable Communities?

As more than a handful of recent conferences, symposia, and entire journals' issues have been dedicated to the theme of resilience, it is becoming clear that urban planners, engineers and policymakers have begun to pay attention to what many have seen for decades: most of our cities and communities are not prepared to handle anything other than business-as-usual. Ask anyone who's experienced epic hurricanes along the eastern seaboard, massive blizzards in the Midwest, or earthquakes in California – these are not new issues. Our attention to these issues, though, does seem to be renewed in light of some recent colossal disruptions, like Super Storm Sandy and Hurricane Katrina.

Transportation planners are attuned to this trend, with federal initiatives pushing through climate adaptation pilot projects via the Federal Transit Authority and the Federal Highways Administration. These projects and many other transportation-related climate adaptation initiatives across the country focus on the physical state of existing infrastructure, such as closing the ingress points where water can flood a tunnel, or raising the signal boxes above the flood line on a rail system. In a growing trend, some initiatives are beginning to focus on the physical characteristics of the infrastructure we will build in the future – using asphalt that could withstand a prolonged heat wave or building a bridge well above the storm surge line, for example.

Few initiatives, however, consider the characteristics of people who use the infrastructure as a determining factor in deciding where and how to spend our limited climate adaptation dollars. Fewer still consider the specific vulnerabilities people might have related to transportation and access, and how those vulnerabilities might change in a climate-affected future.

Consider, for example, a wealthy neighborhood in which almost every family has access to a car or two. Evacuation from that neighborhood, were something devastating to happen with enough forewarning, would be relatively straight-forward, provided the streets were passable. Now, what about evacuation from a neighborhood where many people don't own cars, either by choice or by economic limitations? What if that neighborhood had a high

percentage of elderly residents? People with disabilities? Families with many children?

Many areas probably won't face catastrophic climate events, but rather slow moving ones which might induce people to shift their travel behavior to compensate. During a heat wave, will people who typically walk or ride a bike shift to an air-conditioned mode like the bus or a car? Will the bus become overcrowded, or will it get stuck in even worse congestion as people decide to drive?

Are we planning with these questions in mind? Many of these prompts may seem speculative, however if we think about resil-

transportation systems have widely varying socioeconomic and demographic characteristics. These characteristics are often spatially defined, with certain vulnerabilities occurring in pockets of homogeneity. Our transportation systems are also spatially defined, and therefore we need every planner and public official to thinking about the specific vulnerabilities of their particular constituents, the specific climate adaptation strategies that would reduce those vulnerabilities, and how to apply those strategies to our transportation systems.

The California Sustainable Growth Council recently issued the first call for concept proposals for the Affordable Housing and Sustainable Communities (AHSC) Program, which taps into funds from the sale of emissions permits in the recently-created cap-and-trade market. The program recognizes how crucial both affordable housing and transportation choices are in order to cultivate a truly sustainable community. The program has statutory set-asides; it requires 50% of the funds to be spent in disadvantaged communities, a designation assigned by an index known as CalEnviroScreen that measures certain types of vulnerabilities which contribute to environmental health hazard exposure. By reinvesting the financial returns of the greenhouse gas permit sales back into this type of sustainability effort, the Sustainable Growth Council is accelerating progress towards a socially- and environmentally responsible future, for those who need it most.

The AHSC Program asks applicants to demonstrate consideration of climate change adaptation. This is a heartening first step, but in order to ensure both present and future sustainability, upcoming calls for proposals should go further, challenging applicants to demonstrate not just consideration of climate change adaptation, but inclusion of strategies that improve the resilience of the communities which are set to receive this critical investment. If California wants to make a concerted stride towards that future, we need all of the planning and transportation funding streams in the state to follow suit.

*Chelsea Richer is a transportation planner at Fehr & Peers and a graduate of the urban planning program at the UCLA Luskin School of Public Affairs.*



Mill Valley Flooding 2014. Source: E. Risberg/AP

ience not just in physical terms, but through the lens of vulnerable communities – those who are least equipped to withstand disruption – we can improve quality of life both before and during extreme weather events. We should be providing more and better transportation choices, flexible systems, and well-functioning public institutions in order to improve transportation access and quality of life in the meantime, while also improving the resilience of communities in years to come. We should be investing in soft infrastructure that improves social ties within a community and ensures redundant lines of communication between a city agency and the residents it serves, in both directions.

This challenge that planners and decision-makers face has significant equity implications, since the populations using publicly-funded



Lake Oroville - before (top), current (bottom)

FEATURE | Scott T. Edmondson, AICP

## Sustainable Water Policy Challenges

**Imagine waking up one morning, turning on the tap, and water does not flow. . . , for the next 1,000 years, or it's saltwater, or toxic! Extreme paranoia or our new normal? Hopefully the former! Yet each day we read stories about continuing seawater intrusion, the worst drought in 100 years, fracking and other sources of ground water contamination, some of which are permitted by regulators, and the specter of a substantially dryer southwestern United States, including California. In addition, climate change presents society with complex uncertainties about future climate conditions, varying from the semi-benign to cataclysmic.**

Water is a unique resource on our planet. There are no substitutes or alternatives, as there are with energy. We can't live long without it. A large share of living matter is water. Only 2.5% of the water on the planet is freshwater, and only 1% is directly accessible to humans.<sup>1</sup> Yet, we treat water as if it is limitless and indestructible. We price it largely at its cost for infrastructure and conveyance, not for its real economic marginal product. We use it and pollute it, often in irreversible ways that have ripple effects throughout the web of life.

Under such existing and uncertain future effects, what are the principles and practices for prudent public sustainable water policy? Although we likely know many of answers in principle, practice presents greater challenges. For instance, use of recycled water is often illegal.

However, the outlines of such a corrected, prudent future policy and practice are beginning to emerge in leading organizations and sustainability frameworks exemplified by the following:

- EcoDistricts.org and the International Living Future Institute (ILFI) has proposed ambitious, aspirational, paradigm-shifting net zero or net-positive water use goals to spur needed innovation.<sup>2</sup>
- ILFI has sponsored two Net Positive Energy +Water conferences in San Francisco showcasing the challenge, theory, and practice.<sup>3</sup>
- The San Francisco Public Utilities Commission (SFPUC) and other cities (from Seattle to San Francisco, New York, Atlanta, and Portland) are considering and

implementing a range of approaches for net zero/positive on-site and district water treatment and reuse.<sup>4</sup> These projects integrate the reuse of blackwater, graywater, rainwater and stormwater from single-family housing, to multifamily projects, to commercial and institutional projects.

Not content with the status quo,<sup>5</sup> in 2011, the SFPUC initiated a revolutionary effort to facilitate on-site integrated water management that includes on-site treatment and reuse in its new flagship sustainably designed headquarters. In addition to a 25,000-gallon rainwater harvesting cistern, SFPUC management wanted to treat its building's blackwater by filtering it through a constructed wetland as part of a green strip outside the building and in the building lobby. Undaunted by the regulations that stood in the way, the SFPUC reached out to the city's building department and the local health department to develop an integrated ordinance that established standards for water quality for different uses inside and outside of buildings. As a result, SFPUC developed a manual and technical assistance program for developers that included financial incentives to promote on-site reuse. In the past two years, 20 projects have participated in the program which combined is estimated to offset eight million gallons of potable water demand a year.

National interest in SFPUC's water reuse project led SFPUC to host a conference that brought together water and health departments from around the country. Together, they formed the Innovations in Urban Water Systems Group with funding from the Water Environment Research Foundation. The Urban Water Systems Group has produced a guide, *The Blueprint for Onsite Water Systems*, to assist communities in developing programs to manage and oversee on-site water systems that protect public health. Additionally, the SFPUC conference convened a multistate working group, consisting of public health officials and city agencies, to develop guidelines for water quality standards for alternate water sources.

In step with the SFPUC conference, numerous groups have joined the water reuse policy discussion:

- LFI developed its Net Positive Water Imperative to guide policy and practice. It states, "Community water use and release must work in harmony with the natural water flows of the Community and its surroundings. One hundred percent of the Community's water needs must be supplied by captured precipitation or other natural closed loop water systems, and/or by re-cycling used Community water, and must be purified as





Green Lake, before (top), current (bottom)

P8

## Sustainable Water Policy Challenges

needed without the use of chemicals. All stormwater and water discharge, including grey and black water, must be treated and managed at the Community scale either through re-use, a closed loop system, or infiltration.”<sup>6</sup>

- *Living Community Patterns*, a recent research report, developed high-level, exploratory analysis of carrying capacities (see pp 13-14) and strategies for community sustainability features that produce multiple values. One such strategy is “Pattern 04: Blue-green Streets”<sup>7</sup> Which reads, “Some streets can be rebuilt as new, multi-functional places of water collection and storage, biophilia, recreation, wastewater treatment, and other ecosystem services. The Blue-Green Street integrates stormwater flows, natural streams, wetlands and later-stage greywater treatment by transforming the old street paradigm into a new place of biophilia, recreation, natural cooling, systems learning and wild habitat. The result is a linear park that could include bike paths, jogging trails,

continuous wetlands for capturing, treating, or storing stormwater, or that connects a network of eco-machines treating later stages of wastewater. With the provision of water, a lush, wild landscape of large shrubs and tree groves is possible, providing a cooling microclimate on hot days...the result is places that are much more people-centric and biophilic.”

Further complicating water conservation efforts is that industrial and agricultural demands are higher than residential, and therefore net positive water reuse must become the standard for farming and manufacturing as well. All sectors of the California economy and society must be “hardened” as part of climate adaptation to a drier hydrologic regime with less water for human consumption and ecosystem use, and one where less is temporarily stored in our seasonal snow pack, and drought conditions are potentially prolonged. On-site and district net positive water use for residences and businesses will become the sustainable water policy standard and practice as we

refashion a thriving economy for all under conditions of reduced rainfall, reduced snowfall, and continued extreme weather events. Convening the dialogue needed to catalyze change in water use regulations and the lightening quick diffusion of this practice through the economy is an essential role that planners can play in order to adequately inform and guide society’s response to the sustainability challenges that we will continue to face.

Scott T. Edmondson, AICP is founder and former co-director of Northern Section’s Sustainability Committee (<http://bit.ly/1XGsBj>); the committee’s Research Program Lead; a strategic sustainability planner-economist with the San Francisco Planning Department; and one of the APA Sustainable Communities Division’s Sustainability Champions.

### LINKS

- [www.ecodistricts.org](http://www.ecodistricts.org)
- <http://living-future.org>
- Net-Positive Energy+Water Conferences: <http://living-future.org/net-positive-energy-water-conference-2015>

The APA Sustainable Communities Division launched a new Sustainability Champions pilot program last fall. They selected 10 sustainability champions to form a national network to advance the sustainability planning dialogue, act as subject area experts and resources for fellow planners, and advise their APA Chapters on sustainability initiatives. Scott T. Edmondson, AICP, was one of the selected champions. He is founder and former co-director of Northern Section’s Sustainability Committee (<http://bit.ly/1XGsBj>); the committee’s Research Program Lead; a strategic sustainability planner-economist with the San Francisco Planning Department; and one of the APA Sustainable Communities Division’s Sustainability Champions. He holds an MA in architecture and urban planning (UCLA) and a BA in development studies, environment, and sustainability (UC Berkeley). Scott has started discussions with the APA State Board of Directors on how collaborate and looks forward to working with the California Chapter to accelerate our sustainability response.

Blog Post on the SustChamp Prog: <http://norcalapa.org/sustainability-blog/planning-sustainably-decjan-2015-apas-new-sustainability-champion-program/>

<sup>1</sup> Human Appropriation of the World’s Fresh Water Supply, University of Michigan, [http://www.globalchange.umich.edu/globalchange2/current/lectures/freshwater\\_supply/freshwater.html](http://www.globalchange.umich.edu/globalchange2/current/lectures/freshwater_supply/freshwater.html)

<sup>2</sup> International Living Future Institute, *Living Community Challenge v 1.0*, April 2014, p 26. <http://living-future.org/lcc>. Also, the EcoDistricts Framework, p 6, <http://www.wsdot.wa.gov/NR/rdonlyres/6F915B3C-4206-437A-8798-C595D5729901/0/EcoDistrictsFrameworkMay2013.pdf>.

<sup>3</sup> Net-Positive Energy+Water Conferences: <http://living-future.org/net-positive-energy-water-conference-2015>

<sup>4</sup> Elmer, Vicki and Paula Kehoe, “The Tricky Business of On-Site Water Treatment and Reuse,” *Planning Magazine*, December 2014. <https://www.planning.org/planning/2014/dec/trickybusiness.htm>

<sup>5</sup> Ibid, excerpted.

<sup>6</sup> International Living Future Institute, *Living Community Challenge v 1.0*, April 2014, p 26. <http://living-future.org/lcc>

<sup>7</sup> International Living Future Institute, *Living Community Patterns*, Jan 2015, <http://living-future.org/news/how-can-we-create-communities-are-good-all-people-through-all-time>



FEATURE | Kristin Hathaway, CSM

# Urban Creek Restoration for Stormwater Management and Beyond



Lion Creek with new creek and wetland at high tide. Source: K Hathaway

**Since its inception the City of Oakland's Watershed and Storm-water Management Program has implemented 10 creek restoration projects. These projects have resulted in over 10 acres of new creek and wetland. Several more projects are currently in design. Some examples include:**

**Sausal Creek in Dimond Canyon.** This project involved removal of check dams and broken concrete structures, creation of new habitat for native rainbow trout, replanting of the riparian corridor with native plants, and a rehabilitated creekside hiking trail.

**Peralta Creek in Cesar Chavez Park.** Located in a dense urban area of Oakland, this project involved removing a portion of a concrete bypass culvert to allow flows to return to the natural channel, stream bank stabilization, revegetation with native plants, and installation of a new pedestrian footbridge across the creek to link a city park with the surrounding neighborhood.

**Lion Creek in Lion Creek Crossings Park.** A exceptional project that created 1.5 acres of new creek and wetland out of park land adjacent to an existing flood control channel. Diversion structures were connected to the existing concrete channel to divert upstream fresh water flows and downstream tidal flows into the new creek and wetland that was vegetated with thousands of new creek and wetland plants. A new pedestrian bridge was added to improve circulation.

The Lion Creek project, located less than a mile from the San Francisco Bay in Oakland California, illustrates the juxtaposition of nature and infrastructure that increasingly typifies urban creek restoration projects. From the footbridge that crosses the project site,

two very different types of stormwater conveyance can be observed. On one side is a newly created natural stream channel and wetland blanketed with native plants. On the other is a large concrete flood control channel that can carry flows up to 1,500 cubic feet of water per second. Finding a way for both systems to work side by side, and enhance the functionality of the other, is precisely the type of challenge that cities face in designing an urban creek restoration project. When achieved, these projects provide great opportunities for improved environmental health, neighborhood revitalization, and the successful management of stormwater quality and quantity.

## Flood Protection

The basic philosophy behind a typical storm drainage system, composed of a series of pipes and culverts, is to quickly move rainwater away from a populated area with its buildings and roadways and into the nearest receiving waters. Creek restoration takes a different approach - rather than being sped up, water flows are slowed down through designs that create more room for the water to be held as it passes through the system. While in brief residence at the project site, the water is absorbed by the landscape, including significant uptake by plants and trees, and groundwater is replenished resulting in less water leaving the site than originally arrived. It is recommended

that cities work with their flood control agencies to ensure that channels are sized to accommodate the appropriate storm event..

## Water Quality Improvements

When stormwater is contained exclusively in pipes and culverts, none of the pollutants it carries are intercepted before the flows reach the receiving waters. However, as stormwater slows through a restoration project pollutants settle out of the system or are taken up by plant root systems. Creek restoration is therefore an effective way to meet water quality regulations while maintaining other valuable functions that are provided by an open creek corridor.

A restoration project often includes deep pools and thick canopy coverage over the channel to cool the water. Cold water holds more oxygen and provides better habitat for animals such as benthic macroinvertebrates (stream insects) and fish that form the foundation of a healthy creek ecosystem. Excess sediment from grading or building activity upstream can also cause significant amounts of sediment to be carried in high volume runoff flows. These can easily clog storm drain pipes and coat delicate fish and frog eggs, preventing hatching. In general, some amount of sediment can and is designed to be accommodated in a creek restoration project, but the pressures of an urban environment often throw off the natural balance of sediment deposition and removal.

## Maintenance

Although creek restoration projects do require maintenance, they offer several distinct advantages over the maintenance of traditional stormwater conveyance systems. The first are visibility and access. Because creeks are above ground and projects are often located in publicly-accessible areas, maintenance issues quickly become evident and can usually be easily accessed and remedied. Creek restoration sites also require less attention as they age. If well maintained and monitored during the first five years after construction, they can become nearly self-sustaining as the plants mature and the creek channel reaches its desired state of equilibrium. The design of access roads for service vehicles, which can also double as pedestrian paths, and clear entry points into the project site, is crucial to ensure that maintenance issues can be addressed while also providing safe access for volunteers, school groups, and others to the site.





## Sac Valley Honors Outstanding Planning

Lake Clarity

The Sacramento Valley Section recently celebrated two significant sustainability efforts in non-urban areas. On the evening of Wednesday, January 21, 2015, 70 local planners gathered as the lights went up for the annual Awards Night ceremony that recognized the best planning projects in the Sacramento Valley region. For the Green Community Planning category, the Excellence award went to the Lake Tahoe Regional Sustainability Action Plan. This plan also earned a State Award. The SVS Merit award was given to Butte County for its Climate Action Plan.

### The Butte County Climate Action Plan (CAP)

Adopted on February 25, 2014, the Butte County Climate Action Plan (CAP) is a community-wide strategy to achieve a 15% reduction in GHG emissions by 2020 while adapting to the impacts of climate change. This plan applies to the agriculturally based unincorporated area of Butte County. The CAP focuses

### The Lake Tahoe Regional Sustainability Action Plan (SAP)

The regulatory structure in the Tahoe region is unique, given that the jurisdiction consists of two states, five counties, and one incorporated city. Historically, sustainability-related programs appeared in various planning documents such as the Tahoe Regional Planning Agencies (TRPA's) Regional Transportation Plan/Sustainable Communities Strategy, local jurisdiction comprehensive plans, community plans and ordinances, as well as U.S. Forest Service Management Plans. The SAP presented an opportunity to coordinate a standardized framework for Green House Gas (GHG) emission reductions and resilience planning. It identifies actions for each appropriate level of government or type of organization. The Lake Tahoe SAP is innovative because it is truly a



Butte CAP Workshop

“...local planners gathered as the lights went up for the annual Awards Night ceremony that recognizes the best planning projects in the Sacramento Valley region.”

on agriculture as a key sector in achieving emissions reductions. The CAP is an implementation mechanism for the County's 2012 General Plan sustainability goals. It provides a development checklist for new master planned projects and a monitoring tool that quantifies annual emissions reduction outcomes that facilitate the implementation of the CAP.

The climate adaptation section contains prioritized actions that address specific vulnerabilities within the county including anticipated changes in groundwater and lake levels, the economic and physical impacts on agriculture, recreation and development. Together, both the adaptation actions and the GHG emissions reduction strategies will help the County achieve the General Plan's vision of thriving communities, a strong agricultural base and healthy natural resources.

multi-jurisdictional plan to be used as a resource for all user groups from tourists to state and federal agencies.

Current and projected climate changes include increased air and lake temperatures, reduced winter snowpack, altered precipitation patterns, and more frequent storm events. These changes have the potential for a wide variety of economic, public health, and public safety impacts such as altered forest productivity, wildfire risk, ecosystem dysfunction, and water supply degradation. The SAP evaluates risk and vulnerability based on research specific to the climate change impacts in the Lake Tahoe region. The Sustainability Action Plan consolidates the regions individual sustainability programs into one document and makes it available to all jurisdictions for consistent implementation.

AP2

## Climate Resilience: Where Land Use and Flood Planning Meet

preserving undeveloped and vulnerable shoreline, and using transfer of development rights for the rebuilding of structures damaged by flooding in high-risk areas.

In San Diego, ICLEI (International Council for Local Environmental Initiatives)-Local Governments for Sustainability (an international association of cities), working with a steering committee of San Diego-area cities as well as the port district, the airport authority, and the San Diego Foundation, prepared a sea level rise adaptation strategy earlier in the year that the APG came out. The strategy identified a number of forward-looking approaches to sea level rise and encouraged incorporating sea level rise adaptation not just in general plans but also in specific plans, port and airport plans, habitat conservation plans, regional plans, and others. More specific strategies include protecting habitat corridors sufficient to allow for habitat shift with changing climate, promoting Low Impact Development (LID) strategies to infiltrate stormwater, designing new roads to be resilient to rising seas, considering future sea levels when permitting new development, and prioritizing parks in areas vulnerable to flooding while designing access that is adapted to rising sea levels.

International attempts to orchestrate a global response to climate change have shown it to be a difficult challenge. This has forced localized responses such as adaptation and resilience. In California, this has led to the present confluence of flood and land use planning. It is a time when forward-looking and creative planners can design communities that are both desirable and protect lives. Let's get to work.

Mick Klasson is an environmental planner and Certified Floodplain Manager.

Tisdale Weir spills water from the Sacramento Weir into the Sutter Bypass





## Urban Creek Restoration for Stormwater Management and Beyond

### Public Participation

With thoughtful design and inclusion of creekside pathways and trails for outdoor recreation or outdoor “classrooms” for environmental education, restoration projects can encourage visitation and participation. By inviting the public to the site and fostering volunteer programs, cities can also reduce the maintenance burden of projects and improve safety. Many volunteer groups are often eager and willing to participate in activities such as weeding, plant replacement, litter pick up, and water quality monitoring. Involving local neighborhood or watershed groups in the design of a project goes a long way towards creating a sense of stewardship in those who can provide assistance with the upkeep of a restoration site and make it the focal point of a neighborhood.

### Funding

As all cities are aware, funding availability for capital improvement projects can be an ongoing challenge. All of the creek restoration projects undertaken by the City of Oakland have been funded in large part through grants from state agencies, flood control district

funding, and local bonds. A key factor in obtaining these grant or mitigation funds is a well-designed project with clear goals and objectives. Unlike traditional stormwater conveyance projects, creek restoration projects are self-mitigating and often produce mitigation credits which can be sold to other public or private entities for additional funding.

### Project Site Selection

Finally, it is important to note that not all sites are equally suited to a creek restoration project. Several important factors to consider when prioritizing and finally choosing a site include:

- **Property ownership.** Is the land publicly-owned?, How difficult is it to obtain easements or construction access?
- **Space.** Is there adequate room to create a channel to accommodate design storm flows? Is there enough space to create safe public and maintenance access?
- **Safety considerations.** Are structures or roadways currently being undermined by existing conditions?

- **Environmental value.** Are there valuable native species in need of protection? Could the site create robust habitat? Will the project significantly improve water quality?
- **Public support.** Are there existing neighborhood or watershed groups who may provide long-term support for the project?

If many of these factors can be achieved and with proper funding, creek restoration projects are an innovative tool for cities to consider when seeking ways to manage their stormwater runoff, meet environmental regulations, beautify neighborhoods, and foster positive interaction with their citizens.

The Lion Creek Restoration Project, in place now for more than four years, serves as a focal point for the park. Mature plants are providing valuable habitat and both the creek and tidal wetland successfully contain and clean storm flows. While some challenges remain such as the accumulation of sediment from the channel, the site thrives as a functional natural habitat in a dense urban setting.

*Kristin is a Watershed Program Specialist in the Public Works Department for the City of Oakland.*

## ANNOUNCING THE 2015 CALIFORNIA CHAPTER AWARDS

Call For Applications - Nominations will be due by NOON, June 3, 2015.

The Chapter Awards Program highlights best practices in the planning profession and increases the public's awareness by recognizing outstanding achievements in the field of planning. Each year, the local APA Sections bestow honors for local planning efforts that are exemplified by innovative plans and projects, distinguished leaders and APA members, and lay people who contribute towards the principles of community engagement and good planning.

Section level award winners in some categories qualify for consideration at the Chapter or State level, and many other award categories need not be honored to qualify for an APA California Chapter Award. Please refer to the APA California Chapter Awards Program Policy at [www.apacalifornia.org](http://www.apacalifornia.org) for additional information.

### Also...CALL FOR JURORS

We are looking for enthusiastic individuals willing to dedicate time to our profession by serving on the 2015 APA California Chapter Awards Jury. Jurors will review and evaluate some of the finest planning work in California, then will confer with the jury to determine the winners. Jury Day is scheduled on June 20, 2015. The location of the Jury Day is still to be determined, and may require travel (expenses paid). If you would like to be considered to serve on this jury, please email the following no later than **April 13, 2015**:

1.) Your name and contact information; and 2.) Attach a short resume/bio

For more information and to send your emails:

Diana Keena, AICP, Awards Coordinator (North), [dkeena@emeryville.org](mailto:dkeena@emeryville.org)

Mary P. Wright, AICP, Awards Coordinator (South), [wright@civicsolutions.com](mailto:wright@civicsolutions.com)





CAROL D. BARRETT, FAICP | CPF President

## Notable Planner Funds New Scholarship – Richard H. Weaver Donates \$20,000 to the California Planning Foundation



The California Planning Foundation is thrilled to announce the establishment of a new annual \$1,000 scholarship funded by Richard H. Weaver. Born in Morgantown, West Virginia on April 29, 1923, Dick earned a Master of Public Administration degree from U.S.C. He began his planning career with the L.A. County Regional Planning Commission in 1950.



From 1953 to 1956 he was on the staff of the Planning Dept. in the City of Long Beach and during that time took a year's leave of absence to travel and study planning in Europe which stimulated his interest in international planning and he has been a long time member of the International Federation for Housing and Planning, attending more than 40 of their annual Congresses in various cities around the world.

Dick's first job as a Planning Director was with the City of Baldwin Park. From there he

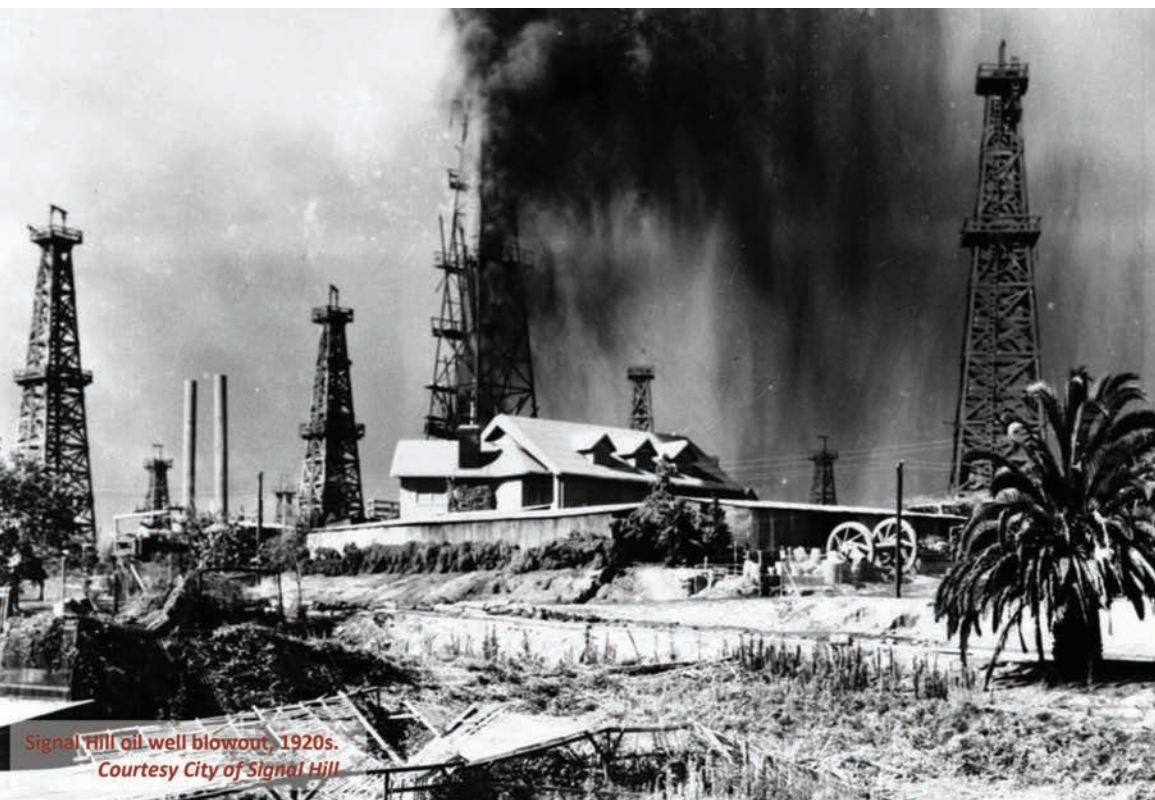
moved to the City of Santa Fe Springs where for 30 years he served as Director of Planning and Development and for 15 years also served as Executive Director of the City's Redevelopment Agency. During his lengthy tenure Dick spearheaded major redevelopment projects which helped transform the City.

Beginning in the 1950's Dick was active in the Section and Chapter affairs serving in several offices and as chair of various committees. From 1972-78 he was on the Board of Directors of the California Planning Foundation and served as its President for three years (1973, 1975 and 1976). For 9 years he was on the National AIP (predecessor organization of APA) Board of Examiners. In 1962 he was finance chair of the National AIP conference in L.A. In the late 1980's he was honored to receive the Distinguished Planner of the Year Award from both the Los Angeles Section and from the California Chapter of APA. In 1986 he co-chaired with Sharon Hightower local arrangements for the National APA conference in LA.

For 15 years, before and after retirement, Dick was a member of the adjunct faculty of the Graduate Center for Public Policy and Administration at Cal State Long Beach and also taught in the Dept. of Urban and Regional Planning in the School of Environmental Design at Cal State Polytechnic University, Pomona.

He was active in the League of California Cities and served as an officer in the Planning Division of that organization. During his time as Vice-President and President of the Division he helped develop the League's Institute for Planning Commissioners.

He volunteered with Habitat for Humanity helping to obtain sites and get the necessary approvals in order to build houses for low income families. Dick currently resides in Kalamazoo, Michigan. But he remembers his years of service to the profession and his communities. Dick believes that funding a scholarship helps to ensure a truly lasting legacy. The California Planning Foundation agrees. **CB**



Signal Hill oil well blowout, 1920s.  
Courtesy City of Signal Hill

## Black Gold in Paradise

The Influence of  
Oil and Energy  
Extraction  
on LA's Urban Form

LOS ANGELES REGION  
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Saturday, April 11, 2015 ♦ Signal Hill Community Center 1780 E. Hill Street, Signal Hill  
Continental Breakfast and Reception 9:30 ♦ Colloquium and Luncheon 10 a.m. - 2 p.m.



SCOTT LEFAVER, AICP | Commission & Board Representative

# Continuing Education for Commissioners

In talking with fellow commission and board, the subject usually comes up about how we can learn more about the planning process and methods by which we can evaluate complex projects and policy issues. Couple that with the need to ensure proper findings when voting to approve or disapprove projects or policies, and making sure the public and applicants have the opportunity to share their information and viewpoint, it is a lot to expect even from even the most experienced Commissioner.

Fortunately there are a number of opportunities for Commissioners to become more knowledgeable about these and many other issues that come before them. Several organizations and universities focus on the specific educational needs of Planning Commissioners. Below is a partial list of organizations that present ongoing continuing education tailored to Commissioners. Although not all encompassing, it gives those who are interested a good beginning.

**American Planning Association.** The American Planning Association has a special category for Planning and other land-use related Commissions called the Group Planning Board Membership. With this membership, all Planning Board members can access APA's extensive online seminars, web-based streaming education, receive *Planning* magazine, including *The Commissioner*, which focuses on issues that come before boards, and receive member rates at national and state conferences. There is also a special webpage devoted to Planning Commission issues on APA's website. Membership dues are very reasonable: \$100 per agency and \$50 per member. Go to: [www.planning.org/join/commissioners](http://www.planning.org/join/commissioners) for more information.

**American Planning Association, California Chapter.** The APA California Chapter has on-going opportunities for continuing education that mainly take place through the Chapter's eight sections. Sections have a planning commission representative on their boards who help coordinate commissioner related activities. More about these representatives and their activities will be featured in upcoming issues of *CalPlanner*. California State Conference particularly has extensive

sessions on current planning issues. Specific sessions are arranged for commission and board members. This year's conference is in Oakland, October 3-6. For more information see: [www.apacalifornia.org/events/2015-chapter-conference-rooted-authenticity/](http://www.apacalifornia.org/events/2015-chapter-conference-rooted-authenticity/)

**League of California Cities – Planning Commission Academy.** Every March the League sponsors a Planning Commissioner Academy geared to both new Commissioners and experienced Board members. This year's Academy was in Newport Beach on March 4-6. It had a two-tier approach with parallel sessions labeled "For New Planning Commissioners" and another for "Advanced Planning Staff and Commissioners". Sessions included those on Complete Streets, Sign Ordinances, SB 743, methods for measuring a projects impact, and Sex, Lies and Social Media, A Survival Guide for Public Officials. For more information: [www.cacities.org/Education-Events/Planning-Commissioners-Academy](http://www.cacities.org/Education-Events/Planning-Commissioners-Academy)

**Sonoma State University's Annual Planning Commissioners Conference.** Each December Sonoma State sponsors this annual one day conference with the 2014 Conference being its 31st. Each year the program presents a range of topics that are facing or will face Commissioners. The 2014 Conference included Mike McCoy, Executive Director, California Strategic Growth Council talking about SB 375; Al Herson, The Sohagi Law Group, who gave the Dan Curtin Land Use Law Lecture; and, Dr. Elizabeth Baca, Senior Health Advisor, Governor's Office of Planning and Research. The Conference is co-sponsored by the APA CalChapter Northern Section. For more information on future academies, visit [www.sonoma.edu/ensp/planning-conference/](http://www.sonoma.edu/ensp/planning-conference/) **SL**

*Scott Lefaver is the Commissioner and Board Representative on the APA California Board. He serves as a Planning Commissioner with the County of Santa Clara.*



SCOTT LEFAVER, AICP | C & B Representative

# Bringing Perspective



As the newly elected Planning Commission & Board Representative on the APA California, I bring the perspective of eight years as Planning Commissioner for Santa Clara County. This is further supported by my professional planning work both as owner and managing principal for Cabouchon Properties, LLC, a provider of Section 42 low income housing and as a faculty member with San Jose State University's Urban and Regional Planning Department. My background also includes a Master's of Urban Planning from San Jose State University as well as a Master's and Doctorate of Public Administration from the University of Southern California. Additionally, my experience includes my past role as community planner for the City of Gilroy and Vice President for Professional Development for APA, California Chapter.

## What's Ahead for Commissioners

As the Commission and Board Representative, I plan to emphasize continuing education for local agency commission and board members by urging direct participation in APA, its seminars and conferences. I also advocate that APA co-sponsor events with other allied organizations, such as the California County Planning Commissioners Association, the League of California Cities as well as universities throughout California, to promote planning commission education and participation. I strongly believe that educational and topical events of interests to commissioners, particularly at the local level, can result in success for all those who participate. Outreach to planning commissioners and reflecting their interest is key to that participation.

To bring this about, I will be establishing a network of Planning Commission Representatives from each of the local Sections, contacting local agency commissions and boards directly and suggesting educational sessions for commissioners at the APA California Conference to be held in Oakland. I am particularly interested in having commissions join APA which will allow decision-makers to have access to the educational and membership benefits of APA.

I believe commission meetings are an opportunity for citizens to voice their concerns, interests and support. As these citizens evaluate applications and recommendations within a complicated entitlement process, commissioners are a conduit for this voice. To that end I will encourage commissioners to be active in soliciting information and public engagement within their communities and to have open conversations with those who may be affected by a particular planning decision. **SL**



JOHN TERELL, AICP | VP Policy & Legislation  
 SANDE GEORGE | Lobbyist  
 LAUREN DE VALENCIA Y SANCHEZ | Lobbyist

# APA California Legislative Update

## March 2015

### Bills Slowly Rolling In

The 2015 Legislative Session is off to a slow start, with bills slowly being introduced. The deadline for all bills to be in print was February 27th. The Legislative Review Teams will be meeting in-person on March 5th/6th in Los Angeles and Sacramento respectively to take positions on bills and begin lobbying efforts.

The Governor introduced the 2015-16 Budget on January 10th. Specific to planning efforts, his budget will invest in water, flood protection and combating climate change. Specifically, it:

- Proposes an RDA Dissolution Simplification budget trailer bill. See link below. [http://www.dof.ca.gov/budgeting/trailer\\_bill\\_language/local\\_government/](http://www.dof.ca.gov/budgeting/trailer_bill_language/local_government/)
- Includes the first \$532 million in expenditures from the Proposition 1 water bond to continue the implementation of the Water Action Plan, the administration's five-year roadmap towards sustainable water management.
- Includes the last \$1.1 billion in spending from the 2006 flood bond to bolster the state's protection from floods.
- Proposes \$1 billion in cap-and-trade expenditures for the state's continuing investments in low-carbon transportation, sustainable communities, energy efficiency, urban forests and high-speed rail.

Below is a list of key planning bills that have been introduced so far. APA California will not finalize positions on these bills until after the Review Team has a chance to review these and other new measures. To view the full list of hot planning bills, copies of the measures, up-to-the minute status and APA California positions, please continue to visit the legislative page on APA California's website at [www.apacalifornia.org](http://www.apacalifornia.org).

### AB 57 (Quirk) Cell Tower Permitting:

The author of this bill intends on making California law match the FCC's recent ruling on wireless facilities siting. The FCC released their Report and Order on this issue in October of 2014. It appears that the FCC ruling continues to authorize cities and counties to determine what constitutes "significant change" with

regard to these siting requests. APA wants to keep that flexibility in California and plans to work with Assembly Member Quirk on this bill to do that. However, the FCC ruling appears to significantly reduce local powers to regulate wireless infrastructure in other areas. Concerns of this ruling include:

- Provides exceptions and exclusions from environmental and historic preservation reviews for Distributed Antenna Systems (DAS) and small cell towers even if project has a diesel generator or hydrogen fuel cells.
- Mandates that the State and local governments may not deny and shall approve an eligible facilities' request so long as the request does "not substantially change the physical dimensions of the existing tower or base station." (As mentioned above, the ruling includes no definition of "substantially change," which has been interpreted by legal planning experts to mean that local agencies may continue to decide what substantial change is.)
- Imposes a 60-day deadline for the State and local governments to act on a collocation application.
- Imposes a deemed granted remedy for failure to act by the deadline.

### APA California Position: Review

#### SB 32 (Pavley) Greenhouse Gas Emissions:

This bill would require the ARB to approve a new GHG emission limit equivalent to 80% below the 1990 level by 2050, plus interim GHG emission level targets to be achieved by 2030 and 2040. (The Governor has also expressed support for a similar proposal, which could have major implications for regional Sustainable Community Strategies and other planning decisions.)

### APA California Position: Review

#### SB 122 (Jackson, Roth, Hill) CEQA Reform:

The authors of this bill would like to address three issues, considered to be "low-hanging fruit", on CEQA reform:

1. Concurrent Preparation of the Administrative Record.



2. Increased Use of Internet Resources, Including the State CEQA Clearinghouse.
3. Strategies for Handling Late Comments (an extra 30 day comment period on the final EIR).

APA has provided comments on these proposals and will continue to be active on this bill should it move forward.

### APA California Position: Review

#### Rumored Bill Topics

At this writing, the majority of bills are not yet in print. However, APA has received requests for comment on a number of bill proposals, and has heard rumors that a number of others will be the subjects of bills in 2015. Those topics include:

- California Environmental Quality Act changes beyond those outlined for SB 122.
- Alternatives to redevelopment.
- Limitations on local parking standards.
- General Plan and zoning mandates, including safety element climate change and adaptation strategies.
- Streamlining affordable housing project approvals.
- Density Bonus law changes.
- Stand alone food waste facility siting.
- Limitations on local ordinances for shared housing rental services (i.e. airbnb).
- Subdivision Map Act amendments.

APA is also anticipating reviewing the new General Plan Guidelines, expected to be released soon by OPR.



Press Announcement:

## FAICP Nominations Now Being Accepted by the APA California Nominating Committee

Every two years the APA California Board opens nominations for FAICP nominations. Fellows of AICP are honored in recognition of the achievements of the planner as an individual, elevating the Fellow before the public and the profession as a model planner who has made a significant contribution to planning and society.

Fellowship is granted to planners who have been members of the American Institute of Certified Planners (AICP) and have achieved excellence in professional practice, teaching and mentoring, research, public and community service, and leadership. The process starts with a nomination from a Chapter or Division of APA. Any AICP member interested in pursuing FAICP must be certified by APA National that the planner is currently, and has been AICP for a period of a minimum of 15 years. Applicants will be screened by the FAICP Nomination Committee in a preliminary application process and, once selected will move on to the final application preparation. This is a rigorous process requiring FAICP mentors working with candidates during the application process and an estimated 100 hours of application preparation. The deadline for submission of candidates is April 30, 2015. Application materials may be obtained from David E. Miller, AICP, APA California, FAICP Coordinator, at [dmiller@folsom.ca.us](mailto:dmiller@folsom.ca.us) or by phone at 916.355.7224.

## San Jose State University to Accept Award at National APA Conference in Seattle



Congratulations to San Jose State University's Urban Planning Coalition (UPC), winner of the American Planning Association's 2015 Outstanding PSO (Planning Student Organization) Award. This award program provides a means for student groups to share their ideas, learn from one another, and receive recognition (and rewards!) for creative, successful activities. The UPC was selected for its annual Fall Symposium, providing a full-day conference and open forum for students and professionals to engage in a current planning topic together. This year, the Symposium was titled, "Boomers & Millennials: Planning for Changing Demographics in the Bay Area", bringing together students, alumni and professionals to discuss a planning topic critical for the success of future communities. Students will be honored at the 2015 National Planning Conference in Seattle, WA in April. The UPC will also receive \$1,125 in donation from sponsoring APA divisions.

The awards will be presented at the APA/AICP Annual Meeting and Leadership Honors Ceremony on Tuesday morning (9:30-10:45). As with Cal Poly Tech San Luis Obispo, you are welcome to meet with these students in person if you are attending – each school is letting me know who will be there to accept the award.

### About the Awards

Planning Student Organizations (PSOs) throughout the country are involved in

exciting and creative activities that enliven student life, contribute to their communities, and provide enhanced educational experiences for the students. This awards program provides a means for student groups to share their ideas, learn from one another, and receive recognition (and rewards!) for creative, successful activities.

The APA Student Representatives Council (SRC) Executive Committee designed this awards program to:

- promote students' volunteer involvement in their student organization, communities, and state chapters;
- recognize the outstanding efforts of these student groups;
- identify best practices in student organizations; and
- strengthen the ties between student organizations and the American Planning Association

Awards in each category will include a monetary contribution to school's PSO to fund its activities. Funding is provided by APA divisions. The award will be presented during the annual APA National Planning Conference.



## Taking Action to Increase Coastal Resilience ▶ P5

Based on the California Coastal Commission's draft Sea-Level Rise Policy Guidance, California cities should be planning for and preparing sea level rise vulnerability studies prior to considering any significant coastal amendments and/or long-term large-scale projects critical to public infrastructure. Results from the Coastal Resilience Ventura climate hazards model show existing risks in coastal Ventura County that increase over time. Many of the low-lying and beachfront communities and public assets are currently vulnerable to coastal flooding, according to the model results. These results also show significant risks of coastal erosion and flood hazards under various future climate scenarios within the coastal areas of Ventura County. These areas contain significant public (beaches,

wetlands, roads, emergency services, etc.) and private (housing, agriculture, businesses, etc.) resources.

Currently, TNC is working with stakeholders to implement demonstration projects in Ventura County, which is ground zero for a global effort. With diverse types of landscapes all located in one region, the County is a microcosm for similar conditions that exist in coastal development worldwide. It is one of the most advanced acclimatization projects employed by TNC where using natural infrastructure as part of an overall coastal adaptation program. The ultimate goal is to preserve wetlands, beaches and estuaries both today and into the future given the predicted sea level rise. Regional examples of this are the City of Oxnard using CRV

modeling to inform and update their Local Coastal Program and the Naval Base Ventura County using CRV in its basewide Integrated Natural Resource Management Plan. Other California counties – Monterey and Santa Barbara – have adopted TNC's approach and will soon have their own steering committees, Local Coastal Program updates, and mapping tools on [coastal-resilience.org](http://coastal-resilience.org). Next steps in the CRV project include exploring costs associated with natural versus gray infrastructure approaches used to reduce risk to communities from climate change to ensure decision makers have the community backing, funding, and science-based justification to support integrating natural infrastructure into sea level rise adaptation and land use planning and strategies.

<sup>1</sup> Environmental Science Associates Philip Williams & Associates (ESA PWA) (2013). "Coastal Resilience Ventura Technical Report for Coastal Hazards Mapping." Prepared for The Nature Conservancy.

<sup>2</sup> California Coastal Commission. (2013). "Draft Sea-Level Rise Policy Guidance". Page 42



STEVEN A. PRESTON, FAICP AND J. LAURENCE MINTIER, FAICP

# Time to Nominate Planning Landmark and Pioneer Awards

Each year APA California recognizes the history of planning in this state through two awards – the **Planning Landmark Award** and the **Planning Pioneer Award** -- which are presented at the annual conference and then forwarded for consideration as a national award nominee.

The Planning Landmark Award recognizes a **planning project, initiative, or endeavor** that is historically significant and that may be used or accessed by the public. Nominated landmarks must date back at least 25 years from the nomination deadline. In evaluating nominations, the jury evaluates both the project's historical significance and the role of its planners in shaping the national planning movement. This is not a historic preservation project award, but an award given to transformative events and plans in the history of California and American planning.

California also participates in AICP's National Planning Pioneer program. This program honors **pioneers of the planning profession** who have personally and directly generated innovations in American planning that redirected planning practice, education, or theory with long-term results. Any APA member may submit another member's name for this award (although candidates may not nominate themselves). Contributions must date back at least 25 years from the nomination deadline.

This last year Cal Chapter honored

**Donald S. Shoup, FAICP**, Distinguished Professor of Urban Planning at UCLA, as a Planning Pioneer for his contribution to changing the way planners and local governments manage parking and its relationship to land use. The chapter also honored as a Planning Landmark the San Francisco Bay Trail as a visionary plan for a 500-mile walking and bicycling path that will one day allow continuous travel around San Francisco Bay.

It's not difficult to apply for either of these awards, but assembling a solid nomination does take a little work. Your Chapter Historians can help explain what projects are suitable for the Landmark and Pioneer programs, and which are better suited for another award process.

The next round of award nominations will open soon in conjunction with the Chapter's awards program. *The deadline for nominations will likely be at the end of May.* We encourage potential nominators to contact us early so that we can review the criteria with them.

## Panel Considers Revamping California's Planning Pioneer and Landmark Awards Program

During its deliberations on last year's nominations for the planning Pioneer and Landmark Awards, the history awards jury discussed several concerns members have with the how the awards nomination and selection process operates and how the national and California programs relate to one another.

This has led to an ongoing discussion by an expanded panel of APACA members to develop recommendations for revising the program. There is general agreement among panel members that California achievements are under represented on the list of Landmark Awards at the national level. There also is a growing feeling that criteria for the Pioneer and Landmark Awards we are using in California for recognizing important achievements focus too much on national significance and not enough on California significance. Anyone interested in contributing their thoughts to the discussion should contact either Larry Mintier or Steve Preston, the Chapter Co-Historians.

You can learn about the national programs, and see a list of past award winners, by pointing your browser to <http://www.planning.org/awards/categories.htm>. For general information about the APA California Awards program, click on [www.apacalifornia.org/awards](http://www.apacalifornia.org/awards). **SP, JLM**

## Briefly Noted

**Johnny Aguilar** has been appointed Los Angeles Section's first-ever Historian. Johnny joins Juan Borrelli of the Northern Section and Gus Gonzalez of the Inland Empire as the only three section historians in Californians. The Chapter Historians encourage all sections to consider appointing their own historians. To learn more, contact Steve Preston at [spreston@sgch.org](mailto:spreston@sgch.org), or Larry Mintier at [mintier@mintierharnish.com](mailto:mintier@mintierharnish.com).

**The Los Angeles Region Planning History Group** will hold Colloquium XI on Saturday, April 11 in Signal Hill. Titled "Black Gold in Paradise," the session explores the impact of oil and energy extraction on the Los Angeles region's urban form. The half-day colloquium costs \$50 (\$35 students with ID), and includes both continental breakfast and lunch. Learn more at [www.larphg.org](http://www.larphg.org).

The local host committee for the 2015 **Society for American Regional and City Planning History** conference is looking for sponsorships. This year marks the first time that this national event will be held in Los Angeles (Nov. 5-8 at the Millennium Biltmore, downtown). If you would like to participate as a sponsor, contact David Sloane at [dsloane@usc.edu](mailto:dsloane@usc.edu), or Steve Preston at [spreston@sgch.org](mailto:spreston@sgch.org).



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Now that the new editorial format for the *CalPlanner* has been established, we are seeking suggestions from APA California's partners and sponsors on ways to better reach the Chapter membership. This means rethinking the traditional calling card ads for example, as well as all ad placement and associated links. So we need to hear from you on innovative ideas that would complement the new design and format while offering a more effective way to generate awareness for your business or service. We hope you will continue to support the *CalPlanner* and encourage your comments and ideas by contacting Marc at [myplanning@live.com](mailto:myplanning@live.com)





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## Thank You

We received over 300 proposals for presentations and 50 for mobile workshops. The Conference Host Committee is reviewing all the applications and will finalize those that will be part of the conference by mid-April 2015. Thank you to everyone that submitted for your interest in being part of the conference.

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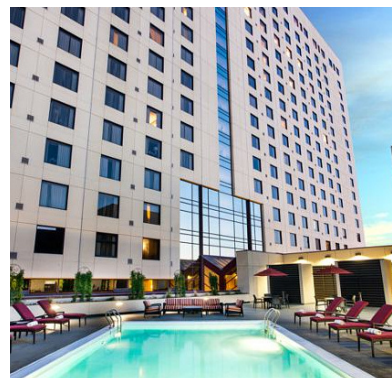
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