

# CALIFORNIA PLANNER



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Newsletter of the American Planning Association California Chapter



*This article is the first part of a three part series on implementation of SB 375*

## Regional Blueprints - SB 375

*This article was co-written by Bob Leiter and Seth Miller with research and support from key staff from regional and state agencies statewide, including: Midori Wong from SANDAG, Monica Hernandez from SACOG, Joan Sollenberger and Marilee Mortenson from the Division of Transportation Planning at Caltrans. Bob Leiter is the Director of Land Use and Transportation Planning for the San Diego Association of Government, [ble@sandag.org](mailto:ble@sandag.org). Seth Miller is a Senior Advisor to ULTRANS (Urban Land Use and Transportation Center) at UC Davis, [seth@regionsca.com](mailto:seth@regionsca.com).*



Individual boarding the COASTER train at the Oceanside Center in the City of Oceanside. The COASTER route links North San Diego County and the City of San Diego via stations in Oceanside, Carlsbad, Encinitas, Solana Beach, Sorrento Valley, Old Town San Diego, and Santa Fe Depot.

### Brief History of Regional Planning in California

Since the 1970s, California's eighteen metropolitan planning organizations (MPOs) have quietly maintained responsibility for essential transportation and demographic forecasting for over 80% of the state's population, its five major ports, and seven international airports. Their sphere of influence covers all urbanized areas of the state. Valued for submitting long range plans to the federal government as a condition for securing federal transportation funding, MPOs have had limited statutory authority for enforcing such plans. With the passage of California's watershed Climate Change law (Assembly Bill 32) signed by Governor Schwarzenegger in 2006 and companion legislation heralded as the "Anti-Sprawl Bill" passed in 2008 (Senate Bill 375), MPOs find themselves taking on the front lines along with cities and counties in the fight against Climate Change. The benefits of cooperative land use and transportation planning hold massive potential to contribute to overall reductions in greenhouse gas emissions – whether regional agencies and state planners can deliver remains to be seen.

State and Federal law requires eighteen federally designated Metropolitan Planning Organizations (MPOs) to adopt and submit an updated Regional Transportation Plan (RTP) every four or five years. The purpose of the RTP is to establish goals; identify present and future needs, deficiencies and constraints; analyze potential solutions; estimate available funding; and propose investments. RTP requirements have expanded over the years to include changes in travel behavior, road safety, employment trends, availability of affordable housing, land use patterns, input on community values and most recently, greenhouse gas (ghg) emissions. RTPs are a collaborative way for regional agencies to coordinate with local government on transportation investment, air quality, and land use. Many state agencies (the California Department of Transportation, the Governor's Office of Planning and Research and the California Air Resource Board, the California Energy Commission and others) are active players in the long

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## Regional Blueprints - SB 375

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range planning, but ultimate decision making authority on the RTP rests with the boards of the MPOs and RTPAs.

California's population increase in the 1990s<sup>1</sup>, primarily due to expanded suburban development, brought further light to numerous growth related impacts such as long commutes and roadway congestion, rapid consumption of prime agricultural land, and a rise in ghg emissions. The debate over how to handle growth at that time raised issues and discussion of more sustainable plans for growth. Initially discussion was split between "pro-growth" and "anti-growth" approaches, but ultimately "regional planning" or "growth management" emerged as a middle ground strategy to bring pro and anti growth viewpoints together as it combined conservation of prime agricultural and open space with flexibility in accommodating population growth.<sup>2</sup> The MPO practice of multi-agency, inter-jurisdictional consensus-building evolved through a process known as "scenario planning" whereby geographic information system (GIS) data and growth allocation build-out are used to create scenarios that help the public and policymakers better understand the trade-offs among different policy decisions was seen as a approach to address these conditions. Successful "scenario planning" efforts are built around new graphic techniques for displaying the results of land use decisions and community involvement to ensure that plans for new development meets the vision of local residents. Since 2002 the roles MPO's have changed to reflect this approach as shown in the following table.



A passenger boarding the COASTER train at the Oceanside Transit Center in the city of Oceanside. The COASTER is a train that links North San Diego County and the City of San Diego.

Traditional Role of MPOs/COGs (1970s - 2002)	Current Role of MPOs/COGs (2002 - future)
Metropolitan Planning Organizations (MPOs) formed to complete RTPs (1960s)	Green House Gas (ghg) Modeling
Councils of Government COGs formed as voluntary associations (1970s)	Linking Sustainable Communities Strategies (SCS) with Regional Housing Needs Assessment (RHNA)
COG assigned to complete RHNA and serve as inter-face between state and local governments (1980)	Support planning systems higher density development and better links between transit and growth
Demographic forecasts	Decision Making Processes
Regional growth management (2005)	Regional Blueprint Planning and Sustainability Planning (economy, environment, energy, and social equity)

### Blueprint Planning in California

Since 2005 the California Regional Blueprint Planning Program (administered by the California Department of Transportation) has provided \$20 million in planning grants to Metropolitan Planning Organizations (MPOs) and Regional Transportation Planning Agencies (RTPAs).<sup>3</sup> Increasing the scope of work and the level of responsibility for regional agencies to build collaborative processes throughout their jurisdictions has been part of the state's effort to address environmental and land use challenges regionally. **Regional Blueprints** are inter-jurisdictional planning processes that strive to integrate land use and infrastructure planning while addressing economic development, environmental protection and social equity. In 2005, 14 MPOs were involved in creating Regional Blueprints. Today, of the 58 counties in the State of California, 50 are now developing **Regional Blueprints**. And while Cities and Counties are not required to participate in Regional Blueprints, the influence of regional collaborative planning is

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Built in 2003, a contemporary attached residential high-rise in San Diego, overlooking Balboa Park.

shifting the way many jurisdictions operate. Identifying development plans that are “blueprint consistent” is a helpful consideration as local planning departments assess the viability of particular projects.

The imperative to meet air quality mandates and address mounting congestion with scarce resources prompted regional agencies to look at land use as a lever for promoting more efficient development patterns that include denser “infill” development near transit, protection of essential green spaces, and recognition of affordable housing demands.

Michael Teitz and Elisa Barbour, *PPIC Occasional Paper* 2006, pp. iii – xi.

Regional blueprint planning remains a voluntary planning approach that local government needs to implement. Locating a funding source for local implementation remains an unknown variable in public policy discussions about the future of the movement.

AB 32 committed California to GHG emissions reductions to 1990 levels by the year 2020, but it did not specifically identify how the state would achieve the goal. SB 97 provided CEQA analysis of GHG impacts. **Regional Blueprints** ascended to the forefront of policymakers’ agenda in 2007 as legislators, State Agencies, the California Building Industry Association, and environmental groups like Natural Resources Defense Council grappled with the role regional planners could play in addressing GHG emissions reduction. Perpetuated by the rising incidence of forest fires, a decrease in water supply, and the continual strain on infrastructure systems – **Regional Blueprints** presented a “third way” for both environmentalists and builders to imagine the future.

Furthering this movement of coordinated planning efforts designed to address regional impacts, SB 375 authored by Darryl Steinberg in 2008 has a fundamental premise to address GHG emissions by curbing the transportation sector through effective planning. The law requires the state’s Air Resources Board to determine the level of emissions produced by cars and light trucks in each of the California’s eighteen MPO regions. Emission reduction goals for 2020 and 2035 would be assigned to each region. Local government would then devise strategies for housing development, road building and other land uses to shorten travel distances, reduce driving and meet the new targets.<sup>4</sup> **Regional Blueprints** are at the core of SB 375’s Sustainable Communities Strategies which address five key questions: How should we grow? Where should we grow? How should we make public investments in growth and quality of life? How should we travel around the region? How will growth affect our environment and the economy?

**Regional Blueprints** are not aimed to usurp local planning, but are a voluntary process that supports a regional perspective and that consider market signals at a larger scale – often taking into consideration variables and impacts that are not obvious at the local level. For example, big box retail development accumulates at county lines as an unintended consequence of Proposition 13 and local zoning codes, but does not support regional transportation or the goals

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## Regional Blueprints - SB 375

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of the region. **Regional Blueprints** provide a framework for connecting land use, transportation, and climate change, and encouraging communities to grow in a more sustainable way that benefits the entire region and helps to inform mandatory local planning processes. The regional perspective is surfacing as a functional response to the mounting pressures facing the state and MPOs and RTPAs are being charged with developing tools to rise to meet these challenges.

Following are two examples this new framework.

### New Approaches to Comprehensive Regional Planning in California - Two Case Studies

#### San Diego

San Diego Association of Governments (SANDAG) adopted its Regional Comprehensive Plan (RCP) in 2004 and has been working on implementing the following key planning processes:

- **Smart Growth Concept Map.** The Smart Growth Concept Map identifies nearly 200 existing, planned, and potential smart growth locations throughout the region, with at least one in each jurisdiction. The locations are associated with seven smart growth "place types" identified in the RCP, reflecting the notion that smart growth is not a "one-size-fits-all" endeavor. About 40% of the sites already have local comprehensive plans and zoning designations consistent with RCP policies; the other 60% are being considered by local governments for changes as plans are updated. The Smart Growth Concept Map will serve as a foundation for developing the Sustainable Communities Strategy (SCS).

1. **Transnet Smart Growth Incentive Program (SGIP).** The SGIP is a competitive grant program that will generate a dedicated \$280 million over the next 40 years (funded through the *TransNet* half-cent sales tax) for planning and capital improvement projects. In 2005, the SGIP awarded \$19 million to 14 local projects, including streetscape revitalization, pedestrian improvements, transit access enhancements, and nonmotorized transportation infrastructure.
2. **Border Planning and Tribal Coordination.** The Otay Mesa-Mesa de Otay Binational Corridor Strategic Plan is a binational endeavor to integrate cross-border planning initiatives, including specific collaboration strategies for mutual smart growth housing, habitat, economic prosperity, and transportation opportunities.

For more information on SANDAG's cutting edge regional planning activities see

[www.sandag.org](http://www.sandag.org).

### What is a Regional Blueprint Plan?

A Regional Blueprint Plan is essentially a long-term vision and plan for a region's preferred land use pattern that emerges from and reflects the values and priorities of that region's residents. It is voluntary and developed by active participation of local and regional governments, stakeholders, businesses and residents in a collaborative process that integrates land use planning with transportation, housing, air quality, public health, and environmental and resource conservation planning.

The process of developing the plan begins with determining what the region will look like in the future based on current trends and projected growth. This allows citizens to see the impacts of planning decisions and current growth trends on the things that they value in their region - such as open space, air quality, commute times, and much more. With this "status quo" scenario as a baseline, the effort then focuses on finding common ground in the values and priorities of residents - what it is they value in their region, what they want to protect or improve, and what they want their community to look like in 30 or more years.

Planners then take this input and work with Global Information System (GIS) mapping and modeling tools to create alternative scenarios for the region - what it might look like if growth is managed in different ways. The participants in the blueprint process then provide feedback on the choices and consequences represented in the scenarios, and select a preferred land use scenario. Once the regional government adopts the preferred scenario, it is then p to the local governments to implement the blueprint plan in their land use decision-making.

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### Sacramento

The Sacramento region launched the state's first Blueprint effort in California back in 2002 and is leading the Metropolitan Transportation Plan (MTP) for 2035. Underpinned by Blueprint principles, the MTP was developed through numerous public workshops with local government and elected officials and adopted in 2008. While the MTP for 2035 was being developed, SACOG coordinated its Regional Housing Needs Plan update with the MTP projections. Scenarios were developed with parcel-level data and analysis to ensure that the growth concepts were as realistic as possible. Scenario maps illustrate the general amount of land required to accommodate projected growth. Transportation projects were added to each scenario and the Preferred Scenario was approved by the Board of Directors in 2004. The SACOG Blueprint project operated five essential planning principles, including: housing options, compact development, transportation choices, mixed land uses, conservation of natural resources, using existing assets, and quality design. SACOG offers a variety of workshops geared at engaging local planning departments to create communities that embody the blueprint vision.

Five years after the Blueprint adoption, several local governments in the region are coming to the conclusion to start general plan updates that explore integration of the Blueprint into their land use plans and policies. A number of specific plans in-process or adopted reflect the principles of the Blueprint Preferred Scenario and some plans have begun building. The Blueprint envisioned a shift in densities from the predominantly low-density single family housing stock, to a denser, more diverse housing mix including more small-lot (medium-density) single family and attached housing opportunities. The shift from past plans is starting to occur: whereas the region was building 80% large lot and 20% small lot and attached in the late 1990s, new homes built in the three years after Blueprint adoption were mixed 59% large lot and 41% small lot and attached.(footnote?) And in 2007 alone, 33% of all housing units for sale or under construction in the region were large lot and 67% were small lot or attached.



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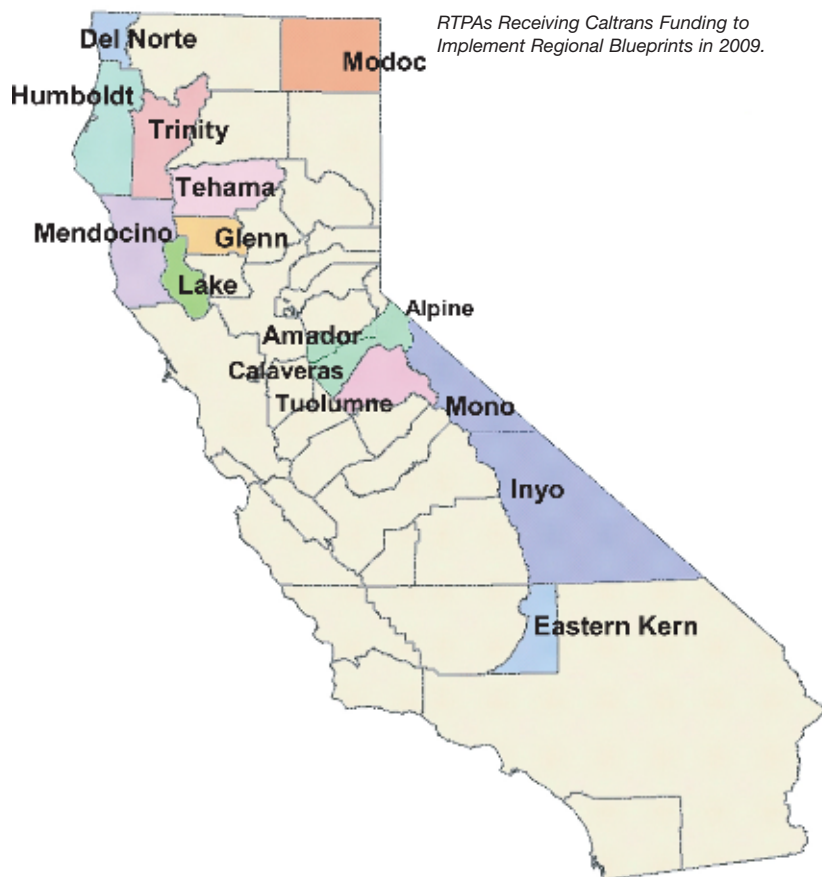
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Downtowns across the Sacramento region were identified in the Blueprint Preferred Scenario as opportunities for infill and reinvestment and these areas have started to see an increase in infill and redevelopment planning and building. Several cities and counties have also targeted their strategic transportation corridors, identified in both the Blueprint and the MTP for 2035, for an infusion of housing to complement the MTP's transportation investments. SACOG's implementation program aims to support member jurisdictions in their local implementation of the Blueprint principles by providing technical services, including data and modeling capabilities, educational opportunities on Blueprint topics, and financial assistance and incentives. These include:

- a suite of civic engagement tools (educational videos, an on-line smart growth photo library, a 3-D Visualization tool, and local-modeled corridor redevelopment visual simulations),
- form-based codes workbook that provides guidance on developed a form-based code for a range of communities,
- Community Design Grant Program that awards grants to public or public-private smart growth projects,
- suite of land use and transportation modeling tools including training and technical assistance.



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<sup>1</sup> The population growth of 32.7 million people between 1990 and 2000 represents the largest census-to-census increase in American history. US Department of Commerce, Economics and Statistics Administration, 2001.

<sup>2</sup> Teitz, Barbour, 2006. Blueprint Planning in California Forcing Consensus in Metropolitan Growth and Development, Public Policy Institute of California.

<sup>3</sup> The California Regional Blueprint Program is administered by the Department of Transportation in coordination with the Governor's Office of Planning and Research and the California Department of Housing and Community Development. The funding for the program is provided by the Federal Government.

<sup>4</sup> New York Times Editorial, 2008. Cut the Sprawl, Cut the Warming.



## President's Message

By Kurt Christiansen, AICP, President

### Welcome to our first all digital Cal Planner!



Entering the fall season means it is time for the annual California Chapter State conference. This year we will be traveling to the Lake Tahoe region of our State. This year's conference will be hosted by the Sacramento Valley Section in Squaw Creek, California. The conference promises to great experience in one of the most beautiful regions of our state. We do not have many opportunities to visit the more rural and rustic areas for our annual conference and this might be the last chance we have to hold a conference in a more natural setting. I hope you get the opportunity to participate in this unique experience. Sacramento Valley Section has worked hard over the last 18 months to plan and execute the conference. They have put together a conference filled with great speakers and exciting session.

The end of 2009 marks the end of the first reporting cycle for the AICP Certification Maintenance program. On December 31<sup>st</sup>, AICP members will need to have fulfilled their first 32 credit hours. Some of our non-AICP members might think that we have been more interested in our AICP members because of our many references to the Certification Maintenance (CM) program and the additional programs that we have developed. Let me be the first to say that all of our programs are open to any California Chapter member. If you are interested in attending a CM approved training program, sign up. Every Chapter member is entitled to participate in any and all of our Chapter and Section programs. We promote the programs as CM eligible so that our AICP members know that they can claim the credits to meet their CM requirements. So if you are interested in a title in our lending library, sign-up for it, it is free to all Chapter members.

This time of year is also election season for the State Board and the California Planning Foundation. The state nominating committee, headed by Past President Vince Bertoni, is looking for candidates to fill the offices of Vice President of Administration, Vice President of Public Information, and President-Elect. Anyone interested in running for a State Board position should contact Vince Bertoni at vince.bertoni@lacity.org. For those of you that are less ambitious, the Section Boards are also looking for individuals to serve on a local section level. All of the State Board members started out serving in a Section Leadership position. I encourage you to participate in a leadership position on a local or state level.

This digital *Cal Planner* is a big step for the Chapter. Many of our Sections have already made the transition to an electronic format. We were set to make the transition early this year, but the State Board wanted to make sure that the roll-out of the electronic *Cal Planner* was smooth. The last two issues of the *Cal Planner* has been sent to you through the mail, as well as sent to you electronically. This marks the first all electronic *Cal Planner*. I would like to thank Lance Schulte, Vice President for Public Information, Dorina Blythe of GranDesigns and Sadna Samaranayake of InSiteLogic, for all of their hard work over the past 8 months. Over the course of the next year we will be enhancing the electronic *Cal Planner*, so stay tuned.

## APA California Board Nominations

The Nominating Committee for Elected Chapter officers is now accepting nominations for the following Board Officers:

- President-Elect
- Vice President for Administration
- Vice President for Public Information

The President-Elect serves for one year starting on January 1, 2010, then serves as President for two years, and Immediate Past President for one year for a total of four years of service. The Vice President for Administration and the Vice President for Public Information serve for a two year term beginning January 1, 2010. For a description of the duties of each of the officers, please refer to the By-Laws in the "About Us" section on the APA CA website at [www.calapa.org](http://www.calapa.org).

The Nominating Committee will recommend two candidates for each Chapter office and is seeking candidates that possess leadership capabilities and have demonstrated an interest in APA CA. In addition, the Committee will strive to provide a combination of candidates representing the diversity of the organization.

Anyone who is interested in submitting their name as a candidate is encouraged to submit a resume with work and professional organization experience to Vince Bertoni, AICP, at [vince.bertoni@lacity.org](mailto:vince.bertoni@lacity.org). All resumes must be received no later than Friday, September 18, 2009.



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## Benefits of Visual Simulation

By Eddie Font, Principal of VisionScape Imagery



Resort - Private Developer

In the environmental planning and entitlement arena, the question of how to craft a strong, objective EIR that will enable all interested parties to fully understand the visual impact of a proposed development is often a source of much discussion. More and more, planning consultants, municipalities and other government agencies are looking for highly accurate visualization tools, specifically Visual Simulations, to communicate the aesthetic impacts of their proposed projects and for inclusion within environmental documents and presentations. Some municipalities now require that visual simulations be submitted with most planning applications.

When visual simulations are not required however, unambiguous "Before and After" analyses of visual impacts play an invaluable role in strengthening EIRs and streamlining the planning and entitlement process. As Randy Bynder, Director of Community Development for the City of Rancho Mirage suggests, "I highly recommend the use of Visual Simulations by our applicants to complete the submittal requirements in order to provide the public and decision makers with effective and reliable visual impact analyses of new projects within the context of existing development."

### What are Visual Simulations?

Visual simulations are incredibly accurate, photo-realistic images that simulate a proposed development's visual image from particular viewpoints. A visual simulation should consist of both existing and proposed views to show how a project would appear following construction.

Accurate visual simulations bring added credibility to projects and are useful throughout all stages of development, from early design concepts to final project approval and can:

- Communicate and document the visual impacts of a project from multiple viewpoints
- Facilitate design modification in the early stages of project design
- Objectively bring parties together to accurately and visually understand a project.
- Potentially reduce costs associated with unnecessary project delays that may result from unwarranted concerns of a project's potential visual impact.

Continued on page 9

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## Benefits of Visual Simulation

Continued from page 8



Residential - ESA



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assembly, during which the model is inserted into digital images from the station points taken during the site visit using a "full frame" camera and camera match technology. 3D pads are used to situate the structures to the proposed positions as shown on the CAD and the sum is digitally rendered. During this process, the computer model camera is aligned with the on-site photography to depict the project setting within the view. The recommended fields of vision should always be consistent with what the human eye can see at any given point. Although a presentation of the experience of a panoramic view maybe needed to reflect the important views that are experienced as a panorama by viewers, animation in the form of a virtual tour presentation may be the best option when presenting the human experience. Avoid stitched photographs as they can become severely distorted when matching the 3D model. Wide angle shots typically push the center subject furthest from the station point and cause potential distortion at each side of the photo. The human eye is most consistent with a 50mm focal length. A 28mm to 50mm range is always recommended for purposes of referencing contextual elements. Although not fully representative of a panoramic view experience to create visual simulations, a series of individual view stations with varying targets should be used.

### How are Visual Simulations Produced?

Typically outsourced to a specialized visualization firm, the technical production of highly accurate visual simulations is rooted in a systematic and scientific approach merging engineered site photography, accurate 3D modeling and GPS data. The objectivity and accuracy of the methodology is critical to a visual simulation as it becomes a powerful and precise decision-making tool.

The process of visual simulation begins with a grading plan and other technical site and elevational drawings in CAD, as well as proposed landscaping and any other project information. Next, a determination is made of proposed and verifiable viewpoints for the camera locations (also called "station points"). The engineered site photography utilizing these station points is developed through an initial site visit that includes identification of reference points with GPS coordinates, elevational data and specific fields of vision for each view. The station points along with the initial digital imaging should be fully coordinated with the city staff planner prior to visiting the project site to assure the most relevant project views are documented in the visual simulation. Concurrently, the 3D modeling team develops an exact computer model of the proposed development illustrating elevations, natural and finished grades, while also incorporating existing contextual elements such as streets, terrain, pads, and adjacent buildings (where applicable) which are used as reference.

Upon completion of the 3D modeling phase, realistic materials, maps, and textures are then applied. The next phase of the process is

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## Benefits of Visual Simulation

*Continued from page 9*

Lastly, the proposed landscape concept is applied, and final artistic touches are made to ensure that the accuracy, as well as the look and feel, is consistent with the vision of the project. Once this step is complete, the visual simulations are finalized and prepared for delivery in the medium(s) specified. Typically, visual simulations on an 11"x17" folded sheet that reflects the human field of view, and can be easily pulled out for review, though the finished images can be delivered in a variety of formats that reflect human field of view, including PowerPoint

presentations and large-scale photo quality prints.

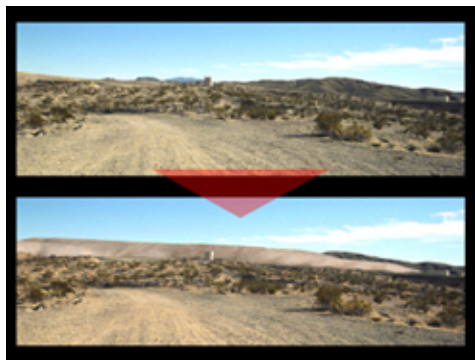
### What to Expect

Today, visualization technology is still a rather niche industry, with only a handful of such specialized firms having the necessary resources and experience to meet the varying needs of both small and large scale projects. Some important things to look for when selecting a firm, however, include firm reputation and client history, principals' knowledge of design and the built environment, operational flow and processes, and of course, high quality, detail-oriented work, and thorough documentation of the station points and vital reference data used to create the visual simulation. Always request a statement of qualification.

Generally, visual simulation costs are in the range \$3,500 and \$4,500 per view depending on project complexity, level of detail and location of cameras, though discounts are normally given for multiple viewpoints as well as for proposed alternatives of the same viewpoints. Be leery of firms that offer a standard price list for their services or base price merely upon square footage; every project is unique and inherently involves varying degrees of detail and necessary production time. Furthermore, visualization firms only model and image the areas of the project that will be seen from within the requested views, so the camera locations and heights also matter a great deal in determining any potential cost savings. As Susan Tebo, Associate Principal of Impact Sciences suggests, "Visual Simulations have proven to be incredibly cost effective for our clients. Such visual tools allow us to present an authoritative analysis



Retail - City of San Clemente



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of aesthetic impact that is easily understood, thus bringing a great deal of value in terms of review time saved and project misconceptions abated."

In brief, by enabling all interested parties to view in incredibly vivid and lifelike detail of how a proposed development will accurately appear upon completion, visual simulations can be used efficiently throughout all stages of development to help the design and planning processes to be streamlined, minimize biased opposition to a proposed development, and ultimately, help gain clarity and project approval.

*Eddie Font is the Principal and Co-Founder of VisionScape Imagery. Headquartered in Irvine, California, VisionScape Imagery is a long-time provider of visualization solutions, having provided the planning industry with highly accurate Visual Simulations for nearly a decade. For more information call 949.727.3591 or visit [www.visionscapeimagery.com](http://www.visionscapeimagery.com).*

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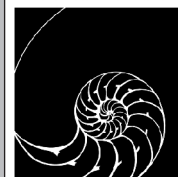
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## Legislative Update

By Sande George, Stefan/George Associates APA Lobbyist and Executive Director

### Only a Few Planning Bills Still of Concern



Here is a quick update of the 2009 legislative measures dealing with planning issues.

As you can see, the budget woes required authors to take major amendments to reduce the costs of bills that included extensive local state mandated costs, and many other bills were made two-year bills due to cost or other issues.

As of today, the budget still has not been signed, so the big news is the amount of moneys that the state will take or borrow from local governments to help balance the \$26.3 billion deficit. A combination of Prop 1A, redevelopment and transportation funds up to \$5.3 billion are

expected to be part of the deal, with some mitigation to reduce the pain to local governments in some way. Also unclear is how much if any of the agency "restructuring" will be part of the deal. The last news on this front eliminated the Office of Planning and Research, and its State Clearinghouse and Planning Unit functions were being moved to the Air Resources Board, including the Strategic Growth Council. This is a very sad development that APA does not support. And, just where the functions may end up are still under discussion, including possibly the Governor's office itself, the Housing and Community Development Department or a new Department of Planning in the Resources Agency.

One other issue that is being discussed, but it not yet in any specific bill, is a request by the housing advocate organizations to deal with the court's decision in *Urban Habitats v. City of Pleasanton*. They believe that the 90-day statute of limitations on provisions in 65009 (d) inappropriately limit their ability to challenge housing elements and other housing policies and ordinances that do not otherwise comply with the law or will not comply under the new process in SB 375. Their solutions so far, however, have been to allow an indefinite statute of limitations, which amounts to no statute of limitations at all, or as much as four years to bring action following adoption. This issue is still under discussion. APA cannot support provisions that open local government up to large judgments or leave cities and counties hanging for years wondering whether or not they will be sued, particularly since the *Pleasanton* case gave those who brought the case the right to proceed with their claim against the City.

Finally, the SB 375 Regional Targets Advisory Committee, which was appointed to give ARB guidance in determining GHG emission reduction targets for the regions, is continuing to meet. Pete Parkinson, APA California's Vice President for Policy and Legislation, is on the RTAC. The RTAC is expected to finish its work in the next few months.

#### *In the mean time, here is where we are:*

#### Delta Oversight Measures:

AB 39 (Huffman), SB 12 (Simition), AB 457 (Wolk) and AB 458 Wolk) are the package of Delta bills that have now been gutted and sent to a conference committee. The goal of the bills will be to decide the governance and land use oversight structure of the Delta, a contentious and ongoing debate that may finally be decided this year. Governor Schwarzenegger created a Governor's Delta Vision Blue Ribbon Task Force which released its Delta Vision Strategic Plan in October 2008. The Task Force's report called for a new governance structure with the authority, responsibility, accountability, science support, and secure funding to achieve its recommended co-equal goals for restoring the Delta ecosystem and creating a more reliable water supply. The five Delta counties and Delta cities have been working very closely with the authors and APA continues to monitor the measures.

#### Small Wind Energy Systems:

AB 45, authored by Assembly Member Blakeslee, restricts local approvals of small wind energy systems in non-urban areas similar to a law that sunsetted last year. As amended, APA



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## Legislative Update

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removed its opposition pending some additional technical amendments and a request to allow areas that are non-urban now but will be urbanizing to require the systems to be removed when that occurs. It is now in the Senate Appropriations Committee.

### Credit for Voluntary Water Demand Measure Savings:

AB 300, authored by Assembly Member Caballero, is sponsored by builders and developers and is designed to ensure that builders who install voluntary water demand measures, receive credit for their savings in connection with water-demand assessments and verifications done during the entitlement process. The bill requires the public water agency to maintain control of the water assessment for new developments and requires the voluntary water demand measures be permanently affixed to the property. APA does not oppose the concept, but ensuring compliance and monitoring that compliance over time remains a core issue. The bill is in the Senate Appropriations Committee.

### New Map Extension Plus Building Permits and Fees:

AB 333 (Fuentes) was just signed into law by the Governor as an urgency measure, which means the bill is effective immediately. It provides another extension of the expiration dates of 24 months for tentative maps, vesting tentative maps, or parcel maps for which a tentative map or tentative vesting map has been approved, provided their approval date has not expired when this bill takes effect. This extension is in addition to any other statutory extensions previously granted by the Legislature.

However, rather than just allowing another map extension, this measure also reduces, from five years to three years, the period of time after the approval of a tentative map or recordation of a parcel map during which a city or county is prohibited, with exceptions, from imposing specified conditions on a building permit. The bill states that the prohibition on conditions being placed on building permits does not prohibit a local agency from levying a fee or imposing a condition that requires the payment of a fee upon the issuance of a building permit or after the issuance, including a fee as defined in the Mitigation Fee Act. As stated in the analysis, by reducing, from five years to three years, "the period of time during which cities and counties are prohibited from placing specified conditions on the issuance of any building permit, and by stating that that prohibition does not apply to specified permit fees, this bill attempts to mitigate some of the impacts of repeated subdivision and parcel map extensions on cities and counties."

### Restricting on Denials of Farmworker Housing:

Originally a very expansive measure that would have allowed farmworker housing on any parcel that allowed agricultural use, this measure was substantially amended to remove APA's opposition. AB 494, authored by Assembly Member Caballero, now exempts from the Subdivision Map Act the lease of "agriculturally zoned land" to nonprofit organizations for the purpose of operating an agricultural labor housing project if the property is not more than five acres, and if the lease is for at least 30 years and signed before January 1, 2020. Assembly Member Caballero still would like to remove some hurdles she believes have made it difficult at the local level to build farmworker housing and will most likely introduce another measure again in 2010. AB 494 is on the Senate Floor.

### Planning and Subdivision Approval Changes in High Fire Areas:

Two measures dealing with high fire areas are continuing to move, but both have been substantially amended. APA now supports both measures. AB 666 (Jones) requires counties to make findings that new development meets fire service availability, fire design and access requirements before approving maps in a state responsibility area or a very high fire hazard severity zone. SB 505 (Kehoe) requires changes in the Safety Element of the General Plan to protect the community from fire risk in a State Responsibility Area or within very high hazard severity zones. These changes must be incorporated into the Safety Elements by January 2015 and then updated as needed upon revision of the housing element thereafter. Both measures are in the second house.

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## Legislative Update

*Continued from page 12*

### Disadvantaged Colonias and Island Communities:

AB 853 (Arambula) is now a two-year bill and will not be moved until 2010. It would have specified procedures for annexing unincorporated disadvantaged fringe communities and island communities to a city.

### Notice Requirements for Fees:

AB 1084 (Adams) originally would have made it difficult to increase fees or impose conditions on projects. As amended the bill clarifies notice, adjustment, and audit procedures with regard to a proposed or existing fee. These changes are consistent with existing law and practice. APA is now neutral on the bill. It is currently on the Senate floor.

### Disadvantaged Communities and Bond Funding:

SB 194 (Flores) would have required cities and counties accepting Prop 84 funds to amend the General Plan to include extensive information and implantation measures to address disadvantaged communities in or near its boundaries. It is a two-year bill.

### Projected Foreclosure Rates in Housing Element:

SB 326 (Strickland) would have required housing needs assessments in housing elements to include existing and projected foreclosure rates and the impact on housing needs. It is a two-year bill.

### Parking Reforms:

SB 518 (Lowenthal) would have required localities to adopt and implement 20 points worth of parking reforms by 2012. It is a two-year bill. As last amended, it was a voluntary program, which APA supported.

### SB 375 Clean Up:

SB 575 authored by Senator Steinberg is the clean up vehicle for SB 375 and specifies how the new housing element due dates under the new 8-year RHNA process will be implemented and reconciled with local RTP's and SB 375 regional planning requirements. It is currently in the Assembly Appropriations Committee. APA supports this measure.

## APA California Conference

The California Chapter presents its annual statewide conference to provide educational and networking opportunities for its members. Our popular conferences attract planning professionals from throughout California, the United States, and around the world. The highlights of the 2009 conference include: an open air reception in the mountain venue of the Resort at Squaw Creek; keynote speakers from the business and government sectors with interests in regional and local planning; over 80 sessions ranging from discussions of current planning topics such as addressing global climate change, to urban design, to practical "nuts and bolts" sessions; mobile workshops to local areas with interesting planning stories to relate; the annual APA CA Awards Dinner; and the California Planning Foundation Auction to fund scholarships for planning students.

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# Renewal Metrics

*Kaizer Rangwala, AICP, CECD, Assistant Community Development Director, City of Ventura*

Traditionally, planning and economic development performance metrics have focused on “new” growth and development. The typical metrics monitor the number of new permits, new jobs, or new development square footage. The operative business model is: “new” growth brings “new” wealth to the community.

The reality is that only 10% to 15% of new jobs come from attracting new businesses to the community. Annually, there are roughly only 1,500 new prospects of 100 or more employees. Over 15,000 Economic Development Organizations (EDO) in the nation (many staffed with planners) pursue these 1,500 new prospects, i.e.: one prospect for every hundred EDOs.

Traditionally, we placed a huge emphasis on attracting new businesses and not as much on retaining and facilitating expansion of existing businesses and nurturing start-ups/entrepreneurs, which according to the International Economic Development Council generates 70% of all new jobs.

However it is becoming clear that in the future, new wealth will largely come from within, with a focus on retention, growing small businesses and revitalization and reinvention of existing businesses. The new economy will favor “re”development over new “de”velopment.

We must plan to build physical and organizational environments that promote economic systems to last over a period of time by shifting measures of prosperity from quantity to quality indicators. Rather than measuring number of housing starts and jobs, the metrics could consider the extent to which communities, houses and jobs are organized around principles of smart growth. Qualitative rating systems such as Leadership in Energy and Environmental Design for Neighborhood Development (LEED ND) offer metrics that integrates the principles of smart growth and green development that help promote our new economy.

We must prioritize:

- redevelopment over new growth;
- business retention/expansion/recreation over business attraction;
- support small businesses that are already within our communities and have more growth potential, rather than chasing large shrinking corporations; and
- revitalizing and redeveloping existing neighborhoods over creating new ones on greenfield sites.

Retail development should be pursued within the context of the above-listed priorities. If the planning fundamentals improve and we begin to rebuild great places, business attraction and marketing should become easier and follow naturally.



## APA Planners Training Service

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Each intensive, two-day PTS workshop is taught by expert presenters and offers 14 CM credits. This fall's schedule includes “Planners and the Foreclosure Crisis,” “Sustainable Zoning and Development Controls,” “Planning for Prosperity in the ‘New Normal’ Economy,” and “Transportation, Land Use and Green Urbanism.”

Visit the Planners Training Service webpage for more information, including workshop dates, detailed course descriptions, faculty biographies, and pricing. Online pre-registration is required and opens the week of August 24. CM\*14.0 (each workshop).

## APA California Creates Facebook Group for Members

By joining, members will have another avenue to receive and share with like minded friends' up-to-date information regarding the Association and to network with each other.

[Check out our Links, Events and Discussion Board](#) for information about the upcoming annual conference being held in Lake Tahoe, CA on September 13-16, 2009, our new free lending library for AICP certification maintenance, legislation that is happening now in the California legislature and administration that will impact planning: view the hot bills, get copies of legislation and regulations, and find out how you can provide input, and much more.

We encourage you to accept this invitation to join the APA California group and begin to enjoy this new service for our members.



# Commissioner's Corner

*By Mike Notestine*

## Save a Planner



My town, Sacramento, has four citizen advisory commissions – the 9 member Planning Commission, 7 member Design Commission, 7 member Preservation Commission, and 7 member Development Oversight Commission (designed to allow the public and city staff to introduce and to discuss suggestions, comments, and allow vetting of concerns regarding the procedures and processes of the city's development services function).

Last Thursday the Planning Commission discussed two items to help tighten the belt on the bleeding in the Community Development Department - paperless agenda/staff reports and consolidating or canceling meetings. As with most California cities Sacramento is deeply in the red. Since the downturn hit Sacramento the Department has lost 140 quality staff people. In

the current budget cycle the department will lose 12 of the 34 professional planning staff.

As part of the Department's cost savings measures, the implementation of a paperless agenda process would reduce costs associated with the production, distribution, and preparation of meeting and agenda materials, as well as staff time. Currently, the annual meeting support cost for the four commissions is budgeted at almost \$195,000. Implementing a paperless agenda process will reduce this budget by almost \$15,000, a savings of almost 8%.

### Paperless Agendas

The implementation of the paperless agenda process will consist of sending commissioners an e-mail with a link to the agenda materials posted on the Community Development Department website. We have had binders delivered on the Friday before our meetings with the agenda and staff reports. In the future binders will not be sent out. For those of us that do not have the neck strength to read hundreds of pages from a computer screen, scribble notes all over their staff reports, or do not have internet connections (yes we have a Commissioner that is unplugged) there will also be the option to pick up a copy of the materials at the Department's offices.

Any additional or supplemental materials that are provided after the initial agenda is sent will also be emailed in advance of the meeting for review by the Commissioners.

During the meetings the Department will provide the Commissioners with pre-loaded used laptops to review staff reports and other materials.

### Consolidated Meetings

During most of 2007 and 2008 the Planning Commission would have 3 regular meetings a month with an agenda of up to 16 action items. Meetings would start at 5:30 and go to 10:30 and beyond. Today we meet twice a month and have 2 to 5 items on the agenda – at our last meeting we heard a mono-pole cell tower and a Special Permit to establish a K-12 private school in an existing church, hardly a full agenda. Based on the stamina gained during the boom, we knew we could handle more items per meeting and recommended to staff that they consolidate agendas and cancel meetings whenever possible. Hopefully these actions will save a few dollars and possibly a planner's job.

If you have any cost cutting ideas let me know and I'll share them in upcoming editions of Commissioner's CORNER. [mnotestine@mognot.com](mailto:mnotestine@mognot.com)

## Chapter History Offerings Expand with Video Project, Oral Histories

Following last year's successful 60th Anniversary celebration, APA California has expanded its chapter history offerings, under the direction of Betty Croly, Chapter Historian and Lance Schulte, Vice President for Public Information.

Two new products will result from this landmark effort – a 10-minute video documenting the history of the Chapter, and an expanded array of oral history interviews documenting the role of communities of color in shaping California planning. These are now in development, with projected release of the video at the APA California Conference in September. The material generated will be used to enhance the research products generated for the 60th Anniversary last year, and to expand the dialogue about the influence of planning and planners in our communities.

To learn more about the video project, the Chapter's research efforts, or to contribute information, please contact 60th Anniversary Subcommittee chair Steve Preston at (626) 308-2810, or [spreston@sgch.org](mailto:spreston@sgch.org).

# Young Planners Group of the Sacramento Valley Section Spreads Its Wings

*By: Jeannie Lee, Remy, Thomas, Moose, and Manely, LLP and Juliana Prosperi, Planning Partners*



Since hosting its first networking event in October 2008, followed by its first informational meeting in November 2008, the Young Planners Group (YPG) has grown into a thriving resource for young planning professionals and students throughout the Sacramento region. YPG grew out of a need to meet the educational and professional development needs of young planners (i.e., 35 years of age or younger and students). The YPG also seeks to increase participation of young planners in local APA chapters. With this in mind, the focus of YPG is to foster social and professional relationships with fellow young planners and experienced planning professionals through career building programs, social events, and mentoring opportunities. Since beginning the first YPG in the nation, SAC APA CA has continued to assist other APA sections and chapters (e.g., Northern Section and New York, New Jersey, Georgia Chapters) start their own YPG programs.

## Expanding Social and Educational Opportunities for Young Planners as Part of an Effort to Advance the Future Role of Young Planners

With the evolution of SAC APA CA YPG, several subgroups within the YPG have formed. For example, YPG hosts a monthly Reading Club to discuss particularly interesting or notable books and articles related to planning. Recent book selections included "Devil in the White City" by Eric Larson and "Cadillac Desert" by Marc Reisner. Another YPG subgroup will be hosting a series of educational workshops, starting with Climate Change 101 and the basics of Senate Bill 375. The YPG subgroup for social activities has been active in planning networking opportunities for its members; recently hosting a frozen yogurt social and a Sim City Pizza Social at UC Davis.

## Young Planners and Infill Development

YPG has also tapped into the numerous educational opportunities that Sacramento has to offer. In conjunction with the ULI Sacramento Young Leaders Group, YPG hosted an onsite

## APA California Chapter Broadcasts Information

[APA California Chapter](#) will be broadcasting important information to your e-mail address. So that you don't miss out on these important messages, please check your e-mail address with National APA. You can review and update your membership information online at [www.planning.org](http://www.planning.org). On the home page, go to the Member Services drop-down list and choose the Membership Database link. You will need your membership number which is located on your Planning Magazine label or your dues renewal invoice. Please call 916.736.2434 if you need assistance or further information.



## Young Planners Group of Sacramento Valley

Continued from page 16

presentation and tour in late April 2009 of the historic Globe Mills Factory in downtown Sacramento. This historic flour milling site closed in 1968 and sat vacant for 40 years until being recently renovated into market rate lofts, commercial space oriented for the tenants, and much needed affordable senior housing to total a density of over 150 units per acre. The project serves as a prime example of historic adaptive reuse in an urban area. The program included a panel discussion from the project architect, city planner, and redevelopment planner on forming public-private partnerships and facilitating reuse/urban infill development. Following the presentation program attendees were given a tour of the site by the project architect and developers.

The tour and presentation at the Globe Mills Factory was of particular importance to young planners given the increasing importance of infill development, smart growth, and urban redevelopment. Communities in California, and across the United States, are presently facing the fact that urban and suburban sprawl cannot continue forever. A familiar pattern of growing out, as opposed to growing up or growing within existing developed areas, has occurred over the years, thus allowing developable areas within cities to get passed over for areas on the fringe. As many planners are already aware, such pattern of development has many associated costs, including costs to the environment, infrastructure budgets, and community health, to name a few. Recognizing the undeniable need for infill development and that it will play an increasing role as a planning tool, young planners have a great interest in learning more about infill opportunities.

Educational opportunities such as the Globe Mills Factory tour also serve the broader purpose of opening up a dialogue between young planners and more seasoned planners. In some cases, reinventing the wheel is, in fact, time well spent. Although young planners can, and do, greatly benefit from the mentoring of seasoned planners, young planners also bring with them fresh perspectives and inquisitive minds that can lead to discussions that, in turn, lead to new problem solving approaches and planning theories. For this reason, educational opportunities and mentorship can lead to great possibilities for all planners.

### SAC APA CA Develops a Guide to Young Planners Groups

The Sacramento Valley Section of the YPG has also prepared a Guide to Young Planners Groups (guide). This guide summarizes the Section's experience starting a YPG and highlights the National APA Young Planners Taskforce's findings. The guide provides direction to other APA chapters on how to organize and start YPG programs of their own. The guide also outlines major reasons why this demographic deserves special attention, how YPG can benefit APA, and what APA can do to meet the needs of young planners.

Sacramento Valley Section YPG Chair Ted Holzem and Megan Cummings, the Young Planners Taskforce Chair, presented the guide to the National APA Board and the 2009 National conference in Minneapolis, Minnesota. The presentation included two major components: 1) discussing the Taskforce's findings from its report, *Blueprint for Change*; and 2) highlighting the SAC APA CA YPG *Guidebook to Young Planners Groups*. The Board was very supportive and interested in progress made by the SAC APA CA YPG. While the Board did not offer any financial assistance to SAC APA CA or to YPGs in general, they unanimously accepted the findings of the Taskforce. The Board also championed the guide as a tool for other APA chapters and sections throughout the nation. In their motion to accept the Taskforce findings, the Board directed that YPGs should be created, managed, and supported at the chapter and section level with limited national oversight. The Board stated that it looks forward to future discussions related to supporting YPGs.

In addition, 200 copies of the guide were distributed at the national conference to various boards and divisions that convened at the conference, including: National APA Board; APA Divisions; Chapter Presidents, and Student Representatives Council. Notably, the APA Chapter Presidents' board meeting at the conference began with a discussion about YPG and lauded the SAC APA CA for its accomplishments. The opening keynote address included recognition and support for the efforts of SAC APA CA YPG and the guide by APA President Robert Hunter. Throughout the conference the YPG was the topic of many discussions.

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## How to Login for the First Time

[APA California Chapter](#) members are now able to login to gain access to Members-Only capabilities. Have you forgotten your password? To reset it, or to login for the first time, click on the link "Forgot your Password?" in the lower left area of the homepage; type in the email address APA California Chapter has on file for you, and you will receive an email with your user name and a link to reset your password.

## Young Planners Group of Sacramento Valley

*Continued from page 17*

### 2009 California APA Conference YPG Events

On the horizon, YPG will continue to address the interests of young planners at the upcoming 2009 conference of the California Chapter of the APA. For the first time in the history of the California Chapter, the 2009 Tahoe Conference will include special events, programs, and several panel sessions for young planners, including:

- **Sustainability Activity - Tahoe Cleanup:** On the afternoon of September 12, 2009, young planners will host conference attendees interested in participating in the 12<sup>th</sup> Annual Tahoe Forest Stewardship Day at Ed Z'berg Sugar Pine Point State Park in Tahoma, California. All conference attendees are invited to join hundreds of Tahoe Basin residents and visitors as they help improve forest health and reduce the risk of catastrophic fires on the West Shore of Lake Tahoe. For more information, contact Juliana Prosperi at [juliana.prosperi@gmail.com](mailto:juliana.prosperi@gmail.com). Registration is required.
- **Mentoring Mixer:** On September 13, 2009, from 6:00-7:00pm, before the conference's opening reception, all young planners and students are invited to participate in a mixer with members of the California Planning Roundtable, AICP Fellows, and State Chapter Board.
- **Panel Sessions:**
  - *The Young Planners Group Program: Addressing the Needs of Young Planning Professionals:* This session will provide an overview of YPG and how the APA is moving forward to address the growing needs of young planners. **September 13 at 1:00pm.**
  - *Keeping Your Head Above Water:* This session will discuss career development strategies. **September 13 at 2:45pm.**
  - *Changing, Adapting, Advancing:* This session will discuss how successful planning professionals navigated the twists and turns in their careers. **September 14 at 1:15pm.**
  - *Teaching Old Land Use Tools New Tricks:* This session will discuss the potential tools for mitigating climate change impacts. **September 15 at 10:00am**
- **YPG Table:** Inside the Career Development Center at the conference, YPG will have a table to display YPG materials and information, including the Guide.

If you are interested in finding out more information on YPG, any of the activities at the Tahoe Conference, or would like to volunteer to help out with YPG conference programs and events, please contact please contact Ted Holzem at [sacapaypg@gmail.com](mailto:sacapaypg@gmail.com) or Drew Sutton at [Drew.Sutton@aecom.com](mailto:Drew.Sutton@aecom.com). We hope to see you at the conference!

## “Quick Leg Info” Feature Now on Website Homepage

[APA California Chapter](#) has a quick legislative information feature — members can now quickly and easily access key information right from the home page, without signing in. Under the new QUICK LEG INFO feature (under the Consultant Directory link), just click on the “Hot Bill List” link. That link connects members to reports on the hot bills, APA California Chapter positions, and the status of each measure.

Please take the time to review this time-saving new feature.



# Digital *Cal Planner* to Save Members Costs, Time and the Environment

By Lance Schulte, AICP, VP, Public Information

The September/October edition is the first exclusively digital edition of *Cal Planner*. As mentioned in the January/February edition of *Cal Planner* began transitioning to digital delivery this summer by both emailing a digital *Cal Planner* and mailing paper version. The transition period allowed members to accustom to digital delivery. Membership feedback has been predominantly very positive on the move to digital.

## Cost Savings

The cost savings to APA California membership from digital delivery will be more than \$60,000 per year (\$10,000 per *Cal Planner* edition) due to eliminating printing and mailing costs. There will also be some additional cost savings from reduced *Cal Planner* formatting due to digital delivery. These cost savings are very timely and help reduce membership costs.

## Environmental Benefits

Environmental benefits of digital delivery include reduced resources by eliminating paper and ink, reduced energy use from delivery by email, reduced waste disposal from digital delivery and storage, and reduced greenhouse gas emissions from these resource and energy reductions. As APA California members we can all feel better knowing we are doing our part to communicate in a more environmentally beneficial way.

## Content Enhancements

Going digital will save members time in reviewing *Cal Planner* articles and also allow more content in *Cal Planner* (due to the lifting of page/space limits) and allow faster and more timely delivery to members. Some of the digital features that are being, or will be incorporated in digital *Cal Planner* include the extensive use of color and graphics in communicating planning, the ability to incorporate video, sound, and animation in articles, providing hotlinks to more information and background on article subjects, and opportunities for two-way email communication and comment on articles to enhance our professional discussion of issues, ideas, and methods. Members will also be able to have easier archiving of *Cal Planner* editions and articles and the ability to easily forward and share articles and *Cal Planner* information via email.

Membership reaction to going digital has generally been very positive but a few members have expressed displeasure in elimination of a paper *Cal Planner*. A process to mail a paper copy to these few members has been developed. If you need to register your email with APA or APA California to receive *Cal Planner*, please check the APA California website at: <http://www.calapa.org/en/cms/?43> or call 916.736.2434.



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## Professionals on the Move



Environmental Science Associates (ESA) is pleased to announce that **Crescentia Brown, AICP** has been promoted to Director of ESA's San Francisco Bay Area Community Development group. Crescentia will oversee ESA's Community Development practice in the firm's Bay Area Regional offices, including San Francisco, Oakland, and Petaluma.



**Jennifer Johnson** has been promoted to the position of Director of ESA's San Francisco Bay Area Energy Group. Jennifer will direct ESA's energy practice from the firm's Bay Area offices, including San Francisco, Oakland, and Petaluma.



**Cathy McEfee** has joined the firm as Director of ESA's Water Group in the Central Valley/Sierra Region. In her role as Director, Cathy will oversee the water group's team of technical specialists and project managers as she broadens ESA's water resource management services and capabilities while building on ESA's legacy of providing environmental compliance solutions for water, wastewater, and flood management projects.



Cal Poly-San Luis Obispo's nationally prominent City and Regional Planning Department has a new leader. **Professor Hemalata Dandekar** has been named department head for City and Regional Planning at Cal Poly, bringing a strong interdisciplinary and international background to the position

**Hunsaker & Associates-LA**, a Valencia-based civil engineering firm, has been selected to assist Urban Housing Communities, LLC, an affordable housing developer, with the development of The Crossings on Amigo, a multi-family workforce housing community located in Reseda.

# AEP 2010 Conference

## March 14-17, 2010

Hotel Zoso ~ Palm Springs  
[www.aep2010.com](http://www.aep2010.com)

For additional information, contact  
Lynne Bynder, Meetings Xceptional  
AEP 2010 Conference Planner, at  
[lbynder@meetingsxceptional.com](mailto:lbynder@meetingsxceptional.com)

Kevin Thomas, Conference Chair  
714.269.7427 ~ [kthomas@rbf.com](mailto:kthomas@rbf.com)




## Join the APA California Legislative Review Teams

The APA California Legislative Review Teams are once again gearing up to review the new planning-related legislation introduced in 2009. To get more information on the teams, please visit the APA California website, [www.apacalifornia.com](http://www.apacalifornia.com). If you would like to become a member of the Review Teams, please e-mail me at [sgeorge@stefangeorge.com](mailto:sgeorge@stefangeorge.com).



## AEP Fall 2009

# CEQA Basics Workshop Series

## UNDERSTANDING THE CALIFORNIA ENVIRONMENTAL PROCESS



proudly announces its 2009 Fall CEQA Workshop at ten locations throughout the state. This full-day workshop is designed to provide you with a basic understanding of the fundamentals of CEQA and the State CEQA Guidelines. The program features a curriculum developed specifically for people involved in the environmental process, whether as a consultant, regulator, applicant, or industry professional.

Topics will include:

- Understanding the rules – the Statute and the Guidelines
- Determining the appropriate document – Exemptions, Negative Declarations, EIRs
- Responsibilities – Lead, Responsible, Trustee Agencies and the role of the Consultant
- Adequacy of analysis and mitigation
- Findings
- Notices
- Legal challenges and defensibility
- Projects also subject to NEPA

Experienced Professionals in the environmental field will present a curriculum including practice tips and pointers. Course materials will be provided that will serve as valuable references for years to come.

The AEP 2009 Fall CEQA Workshop Series qualifies for MCLE and AICP/CM (pending) continuing education credit.

## Register On-Line Only at [www.califaep.org](http://www.califaep.org)

Registration is limited on a first-come, first-served basis. Pre-registration is on-line only; fees must be paid in advance either by credit/debit card or check. Purchase orders are not accepted. On-site registrations may be accepted if space is available. Fees include registration materials and handouts.

	Early Registration By 9-22	Regular Registration By 10-15	Late or On-Site Registration
AEP Member or Sponsor Member	\$125.00	\$135.00	\$155.00
Non-AEP Member - Private Sector	\$180.00	\$190.00	\$210.00
Non-AEP Member - Public Sector	\$160.00	\$170.00	\$190.00
Group Rate (per person for groups of 3+)	\$150.00	\$160.00	\$180.00
New AEP Membership + Workshop	\$265.00	\$275.00	\$295.00
Student AEP Member	\$30.00	\$40.00	\$55.00
New Student* AEP Membership + Workshop	\$50.00	\$60.00	\$75.00

**For questions:**

**Email:** [lbynder@meetingsxceptional.com](mailto:lbynder@meetingsxceptional.com) • [www.califaep.org](http://www.califaep.org)

*Cancellations: An 80% refund will be made, less \$50 handling fee if requested within 4 weeks prior to workshop date. No refunds or cancellations accepted within 4 weeks of workshop date.*

*Substitutions are permitted*

## Workshop Locations

**Los Angeles** ..... **October 22**  
Standard Hotel  
550 S Flower St, Los Angeles, 90071

**San Diego** ..... **October 23**  
Marina Village  
1936 Quivira Way, San Diego, 92109

**Riverside** ..... **October 26**  
California Baptist University  
8432 Magnolia Avenue, Riverside, 92504

**Oakland** ..... **October 26**  
ABAG Joseph P. Bort Metro Center  
101 Eighth Street, Oakland, 94607

**Santa Barbara** ..... **October 29**  
County of Santa Barbara  
123 E. Anapamu St., Santa Barbara, 93101

**San Jose** ..... **October 30**  
Santa Clara Valley Water District  
5750 Almaden Expressway, San Jose

**Clovis** ..... **November 4**  
Clovis Veterans Hall  
453 Hughes, Clovis, 93612

**Cotati** ..... **November 4**  
City of Cotati  
216 E. School Street, Cotati, 94931

**Orange** ..... **November 6**  
Chapman University  
Kennedy School of Law  
1 University Dr, Orange, 92866

**Roseville** ..... **November 6, 2009**  
City of Roseville Corporate Yard  
2005 Hilltop Circle, Roseville, 95747

## Program Outline

**8:30 - 9:00 AM**  
*Registration and Introductions*  
Continental Breakfast Included

**9:00 - 10:00 AM**  
*Session I - The Rules*  
Introduction to CEQA and Exemptions from CEQA

**10:00 - 10:15 AM** - Mid-Morning Break

**10:15 AM - 12:00 NOON**  
*Session II - The Process*  
Introduction to the CEQA Process and the Initial Study

**12:00 NOON - 1:00 PM** - Lunch Break  
Lunch varies by location. Your confirmation will provide lunch details for your location.

**1:00 - 2:30 PM**  
*Session III - The Documents*  
Negative Declarations, EIRs, Findings

**2:30 - 2:45 PM** - Mid-Afternoon Break

**2:45 - 3:30 PM**  
*Session IV - Legal Challenges and Defense*  
Coordination with NEPA

**3:30 - 4:30 PM**  
*Session V - Practice Sessions and Case Studies*

**4:30 PM** - Adjourn

## Attention APA Cal Members:

### APACA is going Green and we need your help!

From March until September, help APACA make the Golden State a more greener community by recycling all glass and plastic products.



We need “Go Green” Captains from municipalities, businesses, and non-profit organizations in CA. If you or someone from your organization is interested in volunteering to serve as a “Go Green” Captain, please contact Derek R. Hull, APA CA Marketing Director, at [drhull@hotmail.com](mailto:drhull@hotmail.com) or at (951) 955-9076.

“Go Green” Captains will be responsible for the organization of recyclable goods at work locations, collection of proceeds from recycling efforts, and maintaining a list all recycling participants.



All proceeds from the recycling effort will be donated to California Planning Foundation (CPF). Recognition of participation will be given during the 2009 California State Planning Conference.

