

# ASSOCIATION OF BAY AREA GOVERNMENTS

Representing City and County Governments of the San Francisco Bay Area



ABAG

## AGENDA

### **ABAG EXECUTIVE BOARD MEETING NO. 408**

Thursday, September 17, 2015, 7:00 PM

Location:

Joseph P. Bort MetroCenter  
Lawrence D. Dahms Auditorium  
101 8<sup>th</sup> Street  
Oakland, California

*The ABAG Executive Board may act on any item on this agenda.*

*Agenda and attachments available at <http://www.abag.ca.gov/>*

*For information, contact Fred Castro, Clerk of the Board, at (510) 464 7913.*

#### **1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

#### **2. PUBLIC COMMENT**

Information

#### **3. ANNOUNCEMENTS**

Information

#### **4. PRESIDENT'S REPORT**

Information

#### **5. EXECUTIVE DIRECTOR'S REPORT**

Information

#### **6. CONSENT CALENDAR**

ACTION

Unless there is a request by an Executive Board member to take up an item on the consent calendar separately, the calendar will be acted upon in one motion.

##### **A. Approval of Executive Board Summary Minutes of Meeting No. 407 held on July 16, 2015**

*Attachment: Summary Minutes of July 16, 2015*

**B. Approval of Election Calendar—President and Vice President**

The Executive Board is requested to adopt the election calendar for President and Vice President for the term of office beginning on January 1, 2016 and ending on December 31, 2017, and to ratify the appointment of a three-member canvassing committee.

*Attachments: Election Calendar, Election Procedures*

**C. Update on Plan Bay Area—Amendment to Plan Bay Area**

Amendment to Plan Bay Area:

- Proposed Final Addendum to Plan Bay Area Environmental Impact Report (ABAG Resolution No. 07-15)
- Proposed Final Amendment to Plan Bay Area (ABAG Resolution No. 08-15)

Approval of the Amendments to Plan Bay Area and 2015 Transportation Improvement Program (TIP) to include the Richmond-San Rafael Bridge Access Improvement Project and Addendum to Plan Bay Area EIR that demonstrate the Plan comply with California Environmental Quality Act (CEQA) requirements.

Action:

- Approve ABAG Resolution No. 07-15 to Certify the Final Addendum to the Plan Bay Area Final Environmental Impact Report
- Approve ABAG Resolution No. 08-15 to Adopt the Final Amendment to Plan Bay Area

*Attachments: Amendment to Plan Bay Area; Attachments Available Online; Resolution No. 07-15; Resolution No. 08-15*

Follow links to *Attachments A and B; Attachment C; Attachment D; Attachment E; Attachment F*

**D. Adoption of Resolution No. 09-15 Terminating Membership in Local Government Services and Regional Government Services**

The Executive Board is requested to adopt Resolution 09-15 terminating ABAG's participation in Local Government Services and Regional Government Services and vacating ABAG's seats on their respective Boards of Directors.

*Attachments: Terminating Membership LGS RGS; Resolution No. 09-15*

**E. Ratification of an Agreement with Rockefeller Philanthropic Advisors**

The Executive Board is requested to ratify the agreement with Rockefeller Philanthropy Advisors in the amount of \$300,000 to partner with 100 Resilient Cities program to strengthen resilience in the Bay Area.

*Attachment: Rockefeller Philanthropic Advisors*

**F. Adoption of Resolution No. 10-15 Ratifying Execution of a Cooperating Technical Partners Partnership Agreement with the Federal Emergency Management Agency (FEMA)**

The Executive Board is requested to adopt Resolution No. 10-15 authorizing a Cooperating Technical Partners Partnership Agreement within the amount of \$1,370,000 for the second and third phase of work.

*Attachments: FEMA Cooperating Technical Partners Partnership; Resolution No. 10-15*

**G. Authorization to Enter into an Agreement with Urban Resilience Strategies**

The Executive Board is requested to authorize the Executive Director to execute an agreement with Urban Resilience Strategies to assist with implementation of the Rockefeller Resilient Cities grant.

*Attachment: Urban Resilience Strategies*

**H. Ratification of Contract with Natural Resources Agency for Work on the California Coastal Regional Sediment Management Plan Development for San Francisco Outer Coast Littoral Cell**

The Executive Board is requested to ratify the contract with Natural Resource Agency to facilitate additional outreach.

*Attachment: NRA CRSMP Plan Development*

**I. Plan Bay Area 2040 Goals and Targets—Revised Staff Recommendation**

The Executive Board is requested to adopt the Plan Bay Area 2040 Performance targets as recommended by the joint ABAG Administrative Committee and MTC Planning Committee.

*Attachment: (To be sent under separate cover.)*

**7. REPORT ON PEOPLE, PLACES, AND PROSPERITY**

Information/ACTION

Gillian Adams, Senior Regional Planner, will present an overview of the *People, Places, and Prosperity* report. To inform discussions about the *Plan Bay Area 2040* update, this report highlights efforts to implement Plan Bay Area and provides a comprehensive look at the ways in which economic, housing, and environmental issues relate to one another and how they are currently affecting local communities and the region as a whole.

*Attachment: People, Places, and Prosperity*

Follow link to [People, Places, and Prosperity Report](#)

**8. REPORT ON PRIORITY DEVELOPMENT AREA NOMINATIONS AND STAFF RECOMMENDATIONS**

Information/ACTION

The Executive Board is requested to adopt the Golden Gate/North Oakland, the Rumrill Boulevard, and the Sonoma Boulevard Priority Development Areas.

*Attachments: Priority Development Area Nominations; List PDAs 2015; PDA Applications 2015; Map PDAs 2015*

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**9. REPORT ON PRIORITY CONSERVATION AREA NOMINATIONS AND STAFF RECOMMENDATIONS**

Information/ACTION

The Executive Board is requested to adopt 68 Priority Conservation Areas as described in Attachment 3 of the staff report and to look for additional funding sources for PCAs.

*Attachments: Priority Conservation Area Nominations; PCA Application; List PCAs Approved 2008-2013; List PCA Nominations 2015; Map PCA Nominations 2015*

Follow link to [2015 PCA Nominations](#)

**10. REPORT ON MTC PROPOSAL TO TRANSFER REGIONAL LAND USE PLANNING STAFF AND ASSOCIATED FY 2015-16 PLANNING BUDGET**

Information/ACTION

Staff will present an analysis of the Metropolitan Transportation Commission's proposal to transfer regional land use planning and research staff and associated funding from ABAG to MTC.

Staff recommends the following actions:

Secure stability of both planning departments to proceed with Plan Bay Area by extending ABAG funding for the final 6 months of FY 2015-2016.

Establish a subcommittee to produce an Action Plan to conduct a transparent six-month process evaluating merger options to ensure appropriate and efficient collaboration between planning departments and ABAG and MTC. The subcommittee would include Commissioners and Executive Board Members appointed by the Commission and Executive Board, respectively.

Retain an independent third party consultant to evaluate the two planning organizations and the options described in the attached paper.

Schedule regular progress reports by Executive Directors to joint MTC Planning Committee/ABAG Administrative Committee on an Action Plan, joint work plan, and coordination with local jurisdictions.

*Attachment: Response to MTC Proposal to Transfer Regional Land Use Planning Staff and Associated FY 2015-16 Planning Budget*

**11. LEGISLATION AND GOVERNMENTAL ORGANIZATION COMMITTEE REPORT**

Information/ACTION

Committee Chair Scott Haggerty, Supervisor, County of Alameda, will report on Committee activities and request Executive Board approval of Committee recommendations.

*Attachment: LGO Committee Agenda*

**12. FINANCE AND PERSONNEL COMMITTEE REPORT**

Information/ACTION

Committee Chair Bill Harrison, Mayor, City of Fremont, will report on Committee activities and request Executive Board approval of Committee recommendations.

*Attachment: FP Committee Agenda*

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**13. ADJOURNMENT**

The next meeting of the Executive Board will be on November 19, 2015.

Submitted:

/s/ Ezra Rapport, Secretary-Treasurer

Date Submitted: September 9, 2015

Date Posted: September 10, 2015

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# SUMMARY MINUTES (DRAFT)

ABAG Executive Board Meeting No. 407  
Thursday, July 16, 2015  
Joseph P. Bort MetroCenter  
101 8<sup>th</sup> Street, Oakland, California

## 1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

President Julie Pierce, Councilmember, City of Clayton, called the meeting of the Executive Board of the Association of Bay Area Governments to order at about 7:10 p.m.

President Pierce recognized and welcomed Barbara Halliday, Mayor, City of Hayward, who attended for Pleasanton Mayor Jerry Thorne; and Jeffrey Cristina, Mayor, City of Campbell, who attended for Palo Alto Mayor Greg Scharff.

President Pierce led the Executive Board and the public in the Pledge of Allegiance.

A quorum of the Executive Board was present.

<b>Representatives and Alternates Present</b>	<b>Jurisdiction</b>
Supervisor Candace Andersen	County of Contra Costa
Mayor Jack Batchelor	City of Dixon
Councilmember Desley Brooks	City of Oakland
Supervisor Cindy Chavez	County of Santa Clara
Supervisor Julie Christensen	County of San Francisco
Supervisor Damon Connolly	County of Marin
Supervisor David Cortese	County of Santa Clara
Mayor Jeffrey Cristina	City of Campbell
Mayor Pro Tem Pat Eklund	City of Novato
Mayor Leon Garcia	City of American Canyon
Supervisor Scott Haggerty	County of Alameda
Mayor Barbara Halliday	City of Hayward
Mayor Bill Harrison	City of Fremont
Vice Mayor Dave Hudson	City of San Ramon
Councilmember Dan Kalb	City of Oakland
Supervisor Jane Kim	County of San Francisco
Supervisor Mark Luce	County of Napa
Councilmember Jake Mackenzie	City of Rohnert Park
Supervisor Eric Mar	County of San Francisco
Supervisor Karen Mitchoff	Count of Contra Costa
Councilmember Mary Ann Nihart	City of Pacifica
Councilmember Raul Peralez	City of San Jose
Councilmember Julie Pierce	City of Clayton
<b>Representatives Absent</b>	<b>Jurisdiction</b>
Councilmember Magdalena Carrasco	City of San Jose
Councilmember Jim Davis	City of Sunnyvale
Councilmember Pradeep Gupta	City of South San Francisco
Councilmember Charles "Chappie" Jones	City of San Jose
Director William Kissinger	RWQCB

Mayor Edwin Lee	City of San Francisco
Supervisor Nathan Miley	County of Alameda
Supervisor Dave Pine	County of San Mateo
Supervisor David Rabbitt	County of Sonoma
Supervisor Linda Seifert	County of Solano
Supervisor Warren Slocum	County of San Mateo
Dir Nicole Wheaton, Appointments	City of San Francisco

**2. PUBLIC COMMENT**

There was no public comment.

**3. ANNOUNCEMENTS**

There was no member announcement.

**4. PRESIDENT'S REPORT**

President Pierce reported on the following:

On the Consent Calendar is the adoption of Resolution No. 05-15.

**5. EXECUTIVE DIRECTOR'S REPORT**

There was no Executive Director's report.

**6. CONSENT CALENDAR**

President Pierce noted a correction to Item 6.A., summary minutes of the Executive Board meeting on May 21, 2015, i.e., the header information on pages 2 through 6 should read "ABAG Executive Board Meeting No. 406, Thursday, May 21, 2015."

President Pierce recognized a motion by Dave Hudson, Vice Mayor, City of San Ramon, which was seconded by Jack Batchelor, Mayor, City of Dixon, to approve the Consent Calendar, including adoption of Resolution No. 05-15 and approval of the Summary Minutes of May 21, 2015, as corrected.

There was no discussion.

There was no public comment.

The aye votes were: Andersen, Batchelor, Brooks, Chavez, Christensen, Connolly, Cristina, Eklund, Garcia, Halliday, Harrison, Hudson, Kalb, Luce, Mackenzie, Mar, Mitchoff, Nihart, Peralez, Pierce.

The nay votes were: None.

Abstentions were: None.

Absent were: Carrasco, Cortese Davis, Gupta, Haggerty, Jones, Kim, Kissinger, Lee, Miley, Pine, Rabbitt, Seifert, Slocum, Wheaton.

The motion passed unanimously.

**A. Approval of Executive Board Summary Minutes of Meeting No. 406 held on May 21, 2015**

The Executive Board approved the Summary Minutes of May 21, 2015, as corrected.

**B. Approval of Transmission of Federal Grant Applications to State Clearinghouse**

With Executive Board consent, ABAG will transmit the attached list of federal grant applications to the State Clearinghouse. These applications were circulated in ABAG's Intergovernmental Review Newsletter since the last Executive Board meeting.

**C. Report on ABAG Contracts between \$20,000 and \$50,000**

The Executive Board received a report on contracts for contract amounts between \$20,000 and \$50,000.

**D. Authorization to Submit a Grant Application to the California Department of Water Resources for the San Francisco Bay Region IRWM Prop 84 2015 Implementation Projects: "Bay Regional Climate Change Preparedness Program"**

The Executive Board adopted Resolution No. 05-15 designating an authorized representative to submit the application and execute a grant agreement with the State of California for the San Francisco Bay Region IRWM Prop 84 Round 2 Implementation Projects.

**E. Ratification of Application to US Environmental Protection Agency (EPA) for Fiscal Year 2015-2016 National Estuary Program Funding**

The Executive Board approved the annual ABAG/SFEP application for funds under the National Estuary Program and authorized the Executive Director or designee to enter into a new cooperative agreement or amendment with EPA on behalf of the San Francisco Estuary Partnership to provide technical, public involvement and administrative support in implementing the Comprehensive Conservation and Management Plan (CCMP). The agreement term will be through September 30, 2016.

**F. Authorization to Release Bid Advertisement and Execute Construct Contract for San Pablo Avenue Green Stormwater Spine Project**

The Executive Board authorized the Executive Director or designee to enter into a contract on behalf of ABAG/SFEP with a qualified firm submitting the most responsive and cost effective proposal.

**G. Approval to Accept *Placemaking in the Bay Area* and to Include Placemaking in Plan Bay Area 2040 as a Component of Priority Development Area Implementation**

The Executive Board accepted the report, *Placemaking in the Bay Area*, and included placemaking in Plan Bay Area 2040 as a component of Priority Development Area implementation.

**H. Ratification of an Amendment with the San Francisco Bay Area Water Emergency Transportation Authority for Accounting Support Services**

The Executive Board ratified the amendment for ABAG to provide WETA accounting support services for fiscal year 2015-16 with a not-to-exceed amount of \$127,000.

**7. ADOPTON OF RESOLUTION NO. 06-15 FOR AUTHORIZATION TO CONTINUE POST RETIREMENT EMPLOYMENT FOR CRITICALLY NEEDED ESTUARY PARTNERSHIP POSITION**

Brian Kirking, ABAG Information Services and Human Resources Director, reported on the post-retirement employment for a critically needed San Francisco Estuary Partnership position and recommended adoption of Resolution No. 06-15 approving the request to make an allowable exception to the CalPERS 180 prohibition on post retirement work for the San Francisco Estuary Partnership.

President Pierce recognized a motion by Karen Mitchoff, Supervisor, County of Contra Costa, which was seconded by Dave Hudson, Vice Mayor, City of San Ramon, to adopt Resolution No. 06-15.

There was no member discussion.

There was no public comment.

The aye votes were: Andersen, Batchelor, Brooks, Chavez, Christensen, Connolly, Cristina, Eklund, Garcia, Halliday, Harrison, Hudson, Kalb, Luce, Mackenzie, Mar, Mitchoff, Nihart, Peralez, Pierce.

The nay votes were: None.

Abstentions were: None.

Absent were: Carrasco, Cortese Davis, Gupta, Haggerty, Jones, Kim, Kissinger, Lee, Miley, Pine, Rabbitt, Seifert, Slocum, Wheaton.

The motion passed unanimously.

**8. REPORT ON PLAN BAY AREA 2040 REGIONAL FORECAST APPROACH**

Cynthia Kroll, ABAG Chief Economist, reported on the Plan Bay Area 2040 Regional Forecast Approach, including a review the regional forecast; past population and employment projections; employment forecasts; regional population forecast; regional economic forecast; household-income forecast; regional commute and housing demand; and regional housing control total.

Members discussed the impact of the drought on housing figures; age distribution of population; in-commuting, commute housing estimate, and regional housing control total; commuting between counties; next RHNA cycle; multiple inhabitant dwellings and household size; local jurisdiction urban water management plan.

There was no public comment.

**9. REPORT ON ABAG BUDGET DISCUSSION AT METROPOLITAN TRANSPORTATION COMMISSION MEETING ON JUNE 24, 2015**

President Pierce reported on the ABAG budget discussion at the Metropolitan Transportation Commission meeting on June 24, 2015 and the action taken in light of the audit to extend ABAG's planning budget for six months at which time it is to be revisited. An *ad hoc* committee is meeting to discuss efficiencies and collaboration between ABAG and MTC and will have more information by the September meeting.

Ezra Rapport, ABAG Executive Director, commented on the distinction between a merger and regional planning collaboration of cities and counties, and that of a

transfer of ABAG's planning unit to the Metropolitan Transportation Commission; ABAG's role and work with cities and counties in land use planning; collaboration and cooperation between ABAG and MTC; discussion of regional land use planning to include cities and counties; the *ad hoc* committee process; the MTC action to extend the ABAG budget.

Members discussed ABAG's role in land use planning; land use planning and transportation planning; the transfer of ABAG's planning function to MTC; collaboration between regional agencies; the impact of a transfer on ABAG staff members; city and county representation on ABAG; past attempts at merging ABAG and MTC; calling for a meeting of the ABAG General Assembly; representation of cities on the *ad hoc* committee; state legislation regarding ABAG funding; the ABAG and MTC funding agreement; ABAG's responsibilities under SB 375; legislative process needed to pull ABAG's planning function; cooperation between ABAG and MTC; representation of elected officials in the One Bay Area process; redundancies and conflicts resolved through merger and efficiencies outside of collaboration; local control and land use planning; mission creep by MTC; bifurcation of MTC and ABAG functions; the MTC action on a six month budget for ABAG's planning work; ABAG's represented employees; reasons supporting merger, including constitutions of councils of governments and saving taxpayer monies and no loss of jobs; the Plan Bay Area process through diverse opinions and peoples; the ABAG planning budget amount; ABAG and MTC's respective institutional roles, governance, and resources; the value of tension between ABAG and MTC; local support for Plan Bay Area; importance of continuing discussions; organizational operating efficiencies; alternative governance example; legislative process for a merger of ABAG and MTC; city and county representation on MTC; Cortese memo to the Executive Board; ABAG staff report to the Executive Board; communications between ABAG and MTC executive directors; the roles and responsibilities of policy makers and agency directors.

President Pierce stated that both Dave Cortese, Supervisor, County of Santa Clara, and she intend to move the process along and a report will be made to the Executive Board at its September meeting.

There was no public comment.

#### **10. LEGISLATION AND GOVERNMENTAL ORGANIZATION COMMITTEE REPORT**

Committee Chair Scott Haggerty, Supervisor, County of Alameda, reported on committee activities and requested Executive Board approval of committee recommendations, including the following: approval of the minutes of May 21, 2015; briefing on state budget update, update on key ABAG support bills, and recommendations from Bay Area Hazardous Waste Management Facility Allocation Committee; report on possible legislation to add COGs and MPOs to the list of agencies allowed to access state-produced datasets; report on unaccompanied children and/or refugee children implications for local government and announcement of a forum on July 24, 2015; and discussion on the legislative workshop and reception for 2016.

President Pierce recognized a motion by Haggerty, which was seconded by Bill Harrison, Mayor, City of Fremont, to accept the committee report.

There was no discussion.

There was no public comment.

The aye votes were: Andersen, Batchelor, Chavez, Christensen, Connolly, Cortese, Cristina, Eklund, Garcia, Haggerty, Halliday, Harrison, Kalb, Kim, Luce, Mackenzie, Mar, Mitchoff, Nihart, Peralez, Pierce.

The nay votes were: None.

Abstentions were: None.

Absent were: Brooks, Carrasco, Davis, Gupta, Hudson Jones, Kissinger, Lee, Miley, Pine, Rabbitt, Seifert, Slocum, Wheaton.

The motion passed unanimously.

#### **11. FINANCE AND PERSONNEL COMMITTEE REPORT**

Committee Chair Bill Harrison, Mayor, City of Fremont, reported on committee activities and requested Executive Board approval of committee recommendations, including the following: approval of the minutes of May 21, 2015; review of financial report for May 2015; report on conditions imposed by MTC on the extension of the interagency agreement; report on payment of 2015-16 member dues; report on renewal of the \$2,000,000 line of credit with Bank of the West; report on staff concurrence with the State Controller's Office report on review of ABAG's administrative and internal accounting controls; and a closed session on Public Employee Performance Evaluation, Title: Executive Director.

President Pierce recognized a motion by Pat Eklund, Mayor Pro Tem, City of Novato, which was seconded by Mitchoff, to accept the committee report.

There was no discussion.

There was not public comment.

The aye votes were: Andersen, Batchelor, Chavez, Christensen, Connolly, Cortese, Cristina, Eklund, Garcia, Haggerty, Halliday, Harrison, Kalb, Kim, Luce, Mackenzie, Mar, Mitchoff, Nihart, Peralez, Pierce.

The nay votes were: None.

Abstentions were: None.

Absent were: Brooks, Carrasco, Davis, Gupta, Hudson Jones, Kissinger, Lee, Miley, Pine, Rabbitt, Seifert, Slocum, Wheaton.

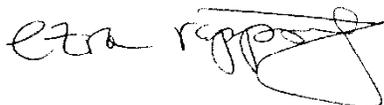
The motion passed unanimously.

#### **12. ADJOURNMENT**

President Pierce adjourned the meeting of the Executive Board at about 9:30 p.m.

The next meeting of the Executive Board will be on September 17, 2015.

Submitted:



Ezra Rapport, Secretary-Treasurer

Date Submitted: July 24, 2015

Approved: TBD

*For information or to review audio recordings of ABAG Executive Board meetings,  
contact Fred Castro, Clerk of the Board, at (510) 464 7913 or FredC@abag.ca.gov.*

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# ASSOCIATION OF BAY AREA GOVERNMENTS

Representing City and County Governments of the San Francisco Bay Area



**ABAG**

Date: August 31, 2015  
To: ABAG Executive Board  
From: Fred Castro  
Clerk of the Board  
Subject: **Approval of Election Calendar—President and Vice President**

ABAG's bylaws provide for the election of the President and Vice President of the Association every two years. An election of officers occurs in 2015.

With the Board's concurrence, and in accordance with the election procedures adopted by the Board (see attachment), the following schedule will be followed:

## Election Calendar

- The offices to be filled are those of the President and Vice President of the Association. The term of office for these positions begins January 1, 2016 and expires December 31, 2017.
- Procedures for the election of President and Vice President will be forwarded to each voting member and clerk on Friday, September 18, 2015.
- The period for filing nomination petitions with the Executive Director begins upon approval of the election calendar and ends at noon on Friday, October 9, 2015. Nomination petitions must be obtained from the Executive Director of the Association.
- Ballots will be mailed to county and city clerks and others having charge of elections by Friday, October 16, 2015.
- Completed ballots must be filed with the Executive Director no earlier than Monday, October 19, 2015 and no later than 12 noon on Monday, November 2, 2015.
- Opening and counting of ballots will be conducted on Wednesday, November 4, 2015 at ABAG's offices.
- Pursuant to the election rules, if no election is to be conducted because there is only one candidate for each office, a certification of election notice is to be mailed to county and city clerks and others having charge of elections by Tuesday, October 13, 2015.

## **Approval of Election Calendar—President and Vice President**

August 31, 2015

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### Recommended Action

The Executive Board is requested to adopt the election calendar. In addition, at the Board meeting, President Pierce will appoint a canvassing committee of three members, two of whom will be members of the Board, to count the ballots if there is a contested election for either one or both seats; the Board will be asked to confirm the appointment of the committee members.

### Attachment

Election Procedures

## **ASSOCIATION OF BAY AREA GOVERNMENTS**

### **PROCEDURES FOR ELECTION OF THE PRESIDENT AND VICE PRESIDENT**

The Executive Board of the Association has adopted procedures for election of the President and Vice President of the Association. These rules are intended to govern the filing of Nomination Petitions, mailing and filing of Voter Ballots, and the canvassing of Voter Ballots. The following procedures have been adopted to govern elections of the Association and shall be liberally construed.

#### **DEFINITIONS**

“Voting Member” – any one of the following officers: Supervisor, Mayor, or City or Town Councilmember. Any action of a Voting Member taken under these Procedures (e.g., signing or circulating a petition or voting) shall be valid if the Voting Member held such office at the time of his or her acting, notwithstanding any subsequent change of status.

“Member Jurisdiction” – any one of the counties, cities or towns which are members of the Association of Bay Area Governments.

“Clerk” – the Clerk of County Board of Supervisors, City or Town Clerk, or other officer having charge of elections in a Member Jurisdiction.

“Voter Ballot” – ballot which will contain the names of the nominees for the offices of President and Vice President.

“Identification Envelope” – envelope which will contain the Voter Ballot as marked by the Voting Member, with the Declaration and Certification printed on its face.

“Return Envelope” – envelope which will contain signed and unsigned Identification Envelopes.

“Executive Director” – the Executive Director of the Association of Bay Area Governments.

“Legal Counsel” – the Legal Counsel of the Association of Bay Area Governments.

## **NOMINATION**

**Section 1 – Basic Reference** – The regulations, procedures and forms set forth in the California Election Laws shall be utilized as a basic reference unless otherwise in conflict with the Bylaws or Procedures and approved by the Legal Counsel of the Association.

**Section 2 – Notice of Election** – On or before the first day for filing Nomination Petitions, the Executive Director shall mail to each Voting Member and Clerk, 1) a Notice of Election and 2) a copy of the approved Procedures. The Notice shall contain a statement of:

- a. The offices to be filled and the term;
- b. The first and last day for filing of Nomination Petitions;
- c. The first and last day for the Executive Director to mail to the Clerks the Voter Ballots;
- d. The last day and time for the Executive Director to receive from the Clerk the Return Envelope containing the individuals Identification Envelopes with the enclosed Voter Ballots; and
- e. The date, time and place for counting Voter Ballots.

**Section 3 – Nomination Petition** – Nomination Petitions for the offices of President and Vice President shall be substantially in the form set forth in the Elections Code and shall include the verified statement of acceptance. Nomination Petition forms shall be furnished only by the Executive Director.

**Section 4 – Signature of Voting Members** – Not less than fifteen nor more than twenty Voting Members shall sign the Petition. No Voting Member may sign more than one Petition for the same office, and in the event he or she does so, his or her signature shall count only on the first Petition filed which contains his or her signature.

**Section 5 – Nomination for Office** – Nominations shall close on the last day for filing of Nomination Petitions. If, at the close of nominations, only one candidate has been nominated for the office of President or for the office of Vice President, then such sole nominee is declared hereby to be elected to such office.

**Section 6 – Circulation of Petition** – Any Voting Member may circulate a Nomination Petition. The circulator must sign a Certificate of Circulator on the Nomination Petition. The signature to each Petition shall be on the same form, and each signer shall add the date of his or her signing, his or her official title, and his or her member county, city or town. Successive signers may not use ditto marks.

**Section 7 – Mailing of Ballots** – The Executive Director, within the dates prescribed in the Notice of Election, shall mail to each Clerk one Voter Ballot and Identification Envelope for each Voting Member of his or her county, city or town and one Return Envelope to return the documents to the Executive Director.

**Section 8 – Voting of Ballots** – Upon receipt of the items referred to in Section 7, the Clerk shall arrange to hand the Voter Ballot to each Voting Member.

Each Voting Member shall mark his or her Ballot in the presence of the Clerk but in a manner that the Clerk does not see how it is being marked. Each Voting Member shall place his or her marked Ballot in the Identification Envelope, seal the Identification Envelope, sign the Declaration printed on the face of the Identification Envelope and hand it sealed to the Clerk before whom the Ballot is marked. The Clerk shall complete the Certification on the face of the Identification Envelope.

The Clerk shall deposit the signed Identification Envelopes in a safe place in his or her office, to be kept by him or her until it is necessary to file the signed and unsigned Identification Envelopes with the Executive Director in accordance with the final date and time for such filing prescribed in the Notice of Election.

**Section 9 – Filing of Ballots** – The Clerk shall place each signed Identification Envelope which contains a Voter Ballot from a Voting Member in the Return Envelope. The Clerk shall mail to the Executive Director the Return Envelope with enclosures, by the final date and time for such filing prescribed in the Notice of Election.

No Voter Ballot shall be accepted for count by the Counting Board unless received within the time specified in the notice of Election and unless the Declaration by the Voting Member and Certification of the Clerk have been completed.

## **COUNTING AND CANVASSING OF THE VOTER BALLOTS**

**Section 10 – Custody of Return Envelopes** – The Executive Director shall have custody of all Return Envelopes after they are received from the Clerks and until the date and time for counting of Voter Ballots.

**Section 11 – Counting of Voter Ballots** – The Executive Director shall commence to count the voter ballots on the date, at the time and in the place specified in the Notice of Election. The Executive Director may appoint a Counting Board to assist him in counting the Voter Ballots. No person who is a Voting Member shall be eligible to be appointed to the Counting Board. The Counting Board shall consist of not less than two and not more than four persons. The Executive Director shall determine the form of tally sheets and shall determine necessary and required procedures to assure an accurate counting of the Voter Ballots.

**Section 12 – Canvassing Board** – A Canvassing Board shall be appointed by the President, subject to Executive Board confirmation, consisting of three persons who shall be voting members other than candidates for President and Vice President. A majority of this Board shall be present at all times during the counting of Voter Ballots and shall pass upon challenges of Voter Ballots, and all questions relating to the signing and certification of Identification Envelopes and the marking of Voter Ballots. The Canvassing Board further shall receive from the Executive Director the Voter Ballot tally results after completion of count by the Executive Director, and shall thereupon post the results and certify the count to the Executive Board.

**Section 13 – Public Attendance** – The public shall be permitted to be in attendance during the counting and canvassing of the Voter Ballots, subject only to reasonable restrictions issued by the Executive Director to prevent interference with such counting and canvassing.

**Section 14 – Declaration of Election** – Legal Counsel shall declare elected the persons having received the highest number of votes given for the offices of President and Vice President, submit a written declaration to the President and the Executive Director, and report the results to the Executive Board at its next regular meeting. In the event of a tie, selection will be by drawing of lots.

# Plan BayArea

TO: Joint MTC Planning Committee with the ABAG Administrative Committee      DATE: September 4, 2015

FR: MTC Executive Director and ABAG Executive Director      W.I.: 1121

RE: Amendment to Plan Bay Area

Staff has prepared the Proposed Final Amendment to Plan Bay Area and the Proposed Final Amendment to the 2015 Transportation Improvement Program (Revision 2015-18) to add the Richmond-San Rafael Bridge Access Improvement Project into both planning documents. Two companion technical documents were also prepared – Proposed Final Addendum to the Plan Bay Area Final EIR and Proposed Final Transportation-Air Quality Conformity Analysis.

## **Richmond-San Rafael Bridge Access Improvement Project**

Sponsored by the Bay Area Toll Authority (BATA), the Richmond-San Rafael Bridge Access Improvement Project (Project) will reduce congestion by converting the existing breakdown lane on eastbound I-580 to a peak period use lane between Sir Francis Drake Boulevard (Marin County) and Marine Street (Contra Costa County). It will also upgrade the current bicycle access that relies on the shoulder of I-580 with a separate bicycle/pedestrian path on the north side adjacent to westbound traffic. For the first time ever, the Richmond-San Rafael Bridge will connect the Bay Trail between Contra Costa and Marin Counties for bicyclists and pedestrians. This estimated \$74 million project is fully funded with BATA toll funds, which are already identified in Plan Bay Area (Plan) and 2015 Transportation Improvement Program (TIP). Notably, regionally significant projects such as this Project cannot seek state or federal funds, receive federal action nor be implemented unless included in a Plan and TIP that meet federal and state planning laws.

## **Amendment to Plan Bay Area**

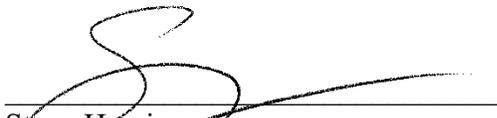
Staff has prepared the planning documents described below as part of the overall process to amend the Richmond-San Rafael Bridge Access Improvement Project into the Plan and TIP. In June 2015, the MTC Planning Committee and ABAG Administrative Committee authorized staff to release these documents for a 30-day public review period starting on June 19, 2015 and closing on July 20, 2015. Staff received some 220 comments; of the comments, over 90 percent were supportive of the improvements. A summary of the key themes heard in the comments and our responses are provided in **Attachment A**. Staff also prepared a project performance assessment that found the project to be a middle-performer with good benefit/cost and target score (see details in **Attachment B**). The four planning documents that are subject to your review and approvals are included as **Attachments C through F**.

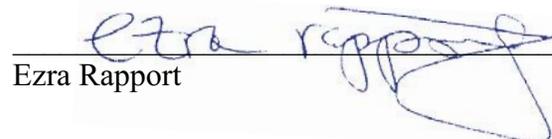
- **Transportation-Air Quality Conformity Analysis:** This conformity analysis was prepared in accordance with US Environmental Protection Agency (EPA) conformity rules and MTC Resolution 3757. It was also vetted with the Air Quality Conformity Task Force, which is comprised of staffs from US EPA, Federal Highway Administration, Federal Transit Administration, Caltrans, and other partner agencies. With the Project, the estimated total emissions projected for the Plan and TIP remain within the emission limits established in the latest applicable federal air quality plan. In addition, the timely implementation of federal transportation control measures is not affected.

- **Addendum to Plan Bay Area EIR:** This EIR Addendum was prepared in accordance to the California Environmental Quality Act (CEQA). The addition of the Richmond-San Rafael Bridge Access Improvement Project into the Plan did not result in new significant impacts or substantial increase in the severity of any impacts that were previously identified in the certified Plan Bay Area Final EIR. The public comments received did not alter the environmental assessment but did result in further clarification and minor technical corrections to the Proposed Final Addendum. Except for minor technical revisions, the original environmental assessment for Plan Bay Area remains unchanged.
- **Amendment to Plan Bay Area:** This Plan Amendment adds the Richmond-San Rafael Bridge Access Improvement Project into the financially constrained Plan. This Project will draw upon the already identified 25-year funding of BATA toll revenues for the Bay Area bridge seismic and rehabilitation program. The addition of this Project does not conflict with the financial constraint requirements of the Plan. No other changes or revisions are made of part of this Plan Amendment.
- **Amendment to 2015 Transportation Improvement Program (Revision Number 2015-18):** This TIP Amendment adds the Richmond-San Rafael Bridge Access Improvement Project into the financially constrained four-year funding plan. This Project will draw upon the already identified 25-year funding of BATA toll revenues for the Bay Area bridge seismic and rehabilitation program. The addition of this Project does not conflict with the financial constraint requirements of the TIP.

#### Staff Recommendations

1. The MTC Planning Committee approve and refer **MTC Resolution No. 4196** to the Commission that finds the Proposed Final Amendment to Plan Bay Area and Proposed Final Amendment to 2015 TIP (Revision 2015-18) are in conformance with the applicable federal air quality plan for ozone, carbon monoxide and particulates.
2. The MTC Planning Committee and ABAG Administrative Committee approve and refer **MTC Resolution 4197 and ABAG Resolution 07-15** to the Commission and ABAG Executive Board (respectively) that find the Proposed Final EIR Addendum has been completed in compliance with CEQA and the Commission and ABAG Executive Board reviewed and considered the information in the Proposed Final EIR Addendum prior to considering the Proposed Final Amendment to Plan Bay Area.
3. The MTC Planning Committee and ABAG Administrative Committee approve and refer **MTC Resolution 4198 and ABAG Resolution 08-15** to the Commission and ABAG Executive Board (respectively) that adopt the Proposed Final Amendment to Plan Bay Area.
4. The MTC Planning Committee approve and refer **MTC Resolution No. 4175, Revised** to the Commission that adopts the Proposed Final Amendment to the 2015 TIP (Revision 2015-18).

  
Steve Heminger

  
Ezra Rapport

**Attachment A:** Comments and Responses to Comments

**Attachment B:** Project Performance Assessment Results for Richmond-San Rafael Bridge Access Impvt. Project

**Attachments C-F:** (C) Proposed Final Transportation-Air Quality Conformity Analysis, (D) Proposed Final Addendum to Plan Bay Area Final EIR, (E) Proposed Final Amendment to Plan Bay Area, and (F) Proposed Final 2015 Transportation Improvement Program (Revision 2015-18)

# ASSOCIATION OF BAY AREA GOVERNMENTS

Representing City and County Governments of the San Francisco Bay Area



Date: September 8, 2015  
To: ABAG Executive Board  
From: Fred Castro  
Clerk of the Board  
Subject: **Amendment to Plan Bay Area—Attachments**

The attachments referenced in the staff memo from Steve Heminger, Metropolitan Transportation Commission, and Ezra Rapport, Association of Bay Area Governments, to the Joint MTC Planning Committee and ABAG Administrative Committee dated September 4, 2015, is available online at <http://abag.ca.gov/meetings/execboard.html>

Follow this link to [Agendas and Minutes](#)

- Attachment A, Comments and Responses to Comments
- Attachment B, Project Performance Assessment Results for Richmond-San Rafael Bridge Access Improvement Project
- Attachment C, Proposed Final Transportation-Air Quality Conformity Analysis
- Attachment D, Proposed Final Addendum to Plan Bay Area Final EIR
- Attachment E, Proposed Final Amendment to Plan Bay Area
- Attachment F, Proposed Final 2015 Transportation Improvement Program (Revision 2015-18)

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**ASSOCIATION OF BAY AREA GOVERNMENTS  
EXECUTIVE BOARD**

**RESOLUTION NO. 07-15**

**ABSTRACT**

This resolution certifies the Final Addendum to the Program Environmental Impact Report prepared for Plan Bay Area (the 2040 Regional Transportation Plan including the Sustainable Communities Strategy for the San Francisco Bay Area) (SCH# 2012062029).

Further discussion of this subject is contained in the Joint MTC Planning Committee and ABAG Administrative Committee memorandum dated September 4, 2015.

**ASSOCIATION OF BAY AREA GOVERNMENTS  
RESOLUTION NO. 07-15**

Re: Certification of the Final Addendum to Program Environmental Impact Report prepared for Plan Bay Area (the 2040 Regional Transportation Plan including the Sustainable Communities Strategy for the San Francisco Bay Area) (SCH# 2012062029)

**WHEREAS**, the Metropolitan Transportation Commission (MTC) is the regional transportation planning agency for the San Francisco Bay Area pursuant to California Government Code Section 66500 et seq.; and

**WHEREAS**, MTC is the federally designated Metropolitan Planning Organization (MPO), pursuant to Section 134(d) of Title 23 of the United States Code (USC) for the nine-county San Francisco Bay Area region (the region); and

**WHEREAS**, the Association of Bay Area Governments (ABAG), a joint exercise of powers entity created pursuant to California Government Code Sections 6500 et seq., is the Council of Governments and the regional land use planning agency for the San Francisco Bay Area; and

**WHEREAS**, California Government Code Section 65080 requires ABAG and MTC to prepare a sustainable communities strategy for the San Francisco Bay Area; and

**WHEREAS**, the Plan Bay Area ("Plan") constitutes the Regional Transportation Plan and sustainable communities strategy for the San Francisco Bay Area; and

**WHEREAS**, MTC and ABAG served as joint lead agencies in preparing a Programmatic Environmental Impact Report (Program EIR) (SCH# 2012062029) with the assistance of MTC and ABAG staff and consultants pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code § 21000 et seq.) and the State CEQA Guidelines (14 Cal. Code Regs. § 15000 et seq.) for the Plan; and

**WHEREAS**, the Program EIR provides full disclosure and programmatic analysis of the potentially significant environmental effects of the Plan; and

**WHEREAS**, MTC and ABAG jointly certified the Final Program EIR prepared for Plan Bay Area on July 18, 2013 (MTC Resolution No. 4110 and ABAG Resolution No. 05-13); and

**WHEREAS**, MTC and ABAG jointly adopted the Final Plan Bay Area on July 18, 2013 (MTC Resolution No. 4111 and ABAG Resolution No. 06-13); and

**WHEREAS**, MTC and ABAG staff has prepared an Amendment to Plan Bay Area, which is subject to the approval of the Commission and ABAG Executive Board under separate action (MTC Resolution No. 4198 and ABAG Resolution No. 08-15; and

**ASSOCIATION OF BAY AREA GOVERNMENTS  
RESOLUTION NO. 07-15**

**WHEREAS**, MTC and ABAG staff have prepared an Addendum to the Final Environmental Impact Report prepared for Plan Bay Area in response to the Amendment to Plan Bay Area, pursuant to provisions of the California Environmental Quality Act (CEQA) Guidelines § 15164; and

**WHEREAS**, although an Addendum need not be circulated for public review but can be included in or attached to the Final Environmental Impact Report pursuant to provisions of CEQA Guidelines § 15164(c), MTC and ABAG circulated the Draft Addendum to the Final Environmental Impact Report prepared for Plan Bay Area for a 30-day comment period, starting June 19, 2015 and closing on July 20, 2015; and

**WHEREAS**, MTC and ABAG staff evaluated all comments on environmental issues received during the administrative process including all comments received during the public comment period and, after the close of the public comment period, has continued to review additional comments submitted upon receipt; and

**WHEREAS**, MTC and ABAG staff prepared written responses to these comments; and

**WHEREAS**, pursuant to Public Resources Code § 21092.5 and CEQA Guidelines § 15088, MTC and ABAG provided written responses to all public agencies that submitted comments on the Draft Addendum to the Program EIR prepared for Plan Bay Area on August 28, 2015, more than ten days prior to certification of the Program EIR; and

**WHEREAS**, MTC and ABAG staff prepared the Final Addendum to the Final Program EIR, consisting of: (1) the Draft Addendum, including all revisions thereto; (2) comments received on the Draft Addendum, a list of persons, organizations, and public agencies commenting of the Draft Addendum; (3) responses by MTC and ABAG to significant environmental points raised in the comments; and

**WHEREAS**, prior to taking action on the Final Addendum, MTC and ABAG have heard, been presented with, reviewed, and considered all of the information and data in the administrative record, including the Final Addendum, and all oral and written evidence presented to it during all meetings and hearings; now, therefore, be it

**RESOLVED**, that MTC and ABAG hereby certify that the foregoing recitals are true and correct and incorporated by this reference; and be it further

**RESOLVED**, MTC and ABAG staff prepared the Final Addendum to the Final Program EIR, consisting of: (1) the Draft Addendum, including all revisions thereto; (2) comments and recommendations received on the Draft Addendum, a list of persons, organizations, and public agencies commenting on the Draft Addendum; (3) responses by MTC and ABAG to significant environmental points raised in the comments; and be it further

**ASSOCIATION OF BAY AREA GOVERNMENTS  
RESOLUTION NO. 07-15**

**RESOLVED**, that MTC and ABAG find the Final Addendum satisfies all the requirements of CEQA and the State CEQA Guidelines; and be it further

**RESOLVED**, that MTC and ABAG, as the decision making bodies, certify the Addendum (Attachment A) was presented to them and that they reviewed and considered the information in the Final Addendum prior to approving the Amendment to Plan Bay Area; and be it further

**RESOLVED**, that MTC and ABAG direct staff to immediately (within five working days): (a) file a Notice of Determination documenting these decisions (CEQA Guidelines § 15094); (b) retain a copy of the certified Final Addendum as a public record.

The foregoing was adopted by the Executive Board this 17<sup>th</sup> day of September, 2015.

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Julie Pierce  
President

**Certification of Executive Board Approval**

I, the undersigned, the appointed and qualified Secretary-Treasurer of the Association of Bay Area Governments (Association), do hereby certify that the foregoing resolution was adopted by the Executive Board of the Association at a duly called meeting held on the 17<sup>th</sup> day of September, 2015.

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Ezra Rapport  
Secretary-Treasurer

**Approved as To Legal Form**

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Kenneth K. Moy  
Legal Counsel

**ASSOCIATION OF BAY AREA GOVERNMENTS  
RESOLUTION NO. 07-15**

**Attachment A**

**Final Addendum to Final Plan Bay Area Program EIR**

The Final Addendum to the Final Program EIR prepared for Plan Bay Area is on file in the offices of the Metropolitan Transportation Commission, MetroCenter, 101 Eighth Street, Oakland, CA 94607.

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**ASSOCIATION OF BAY AREA GOVERNMENTS  
EXECUTIVE BOARD**

**RESOLUTION NO. 08-15**

**ABSTRACT**

This resolution approves the Amendment to Plan Bay Area (the 2040 Regional Transportation Plan including the Sustainable Communities Strategy for the San Francisco Bay Area).

Further discussion of this subject is contained in the Joint MTC Planning Committee and ABAG Administrative Committee memorandum dated September 4, 2015.

**ASSOCIATION OF BAY AREA GOVERNMENTS  
RESOLUTION NO. 08-15**

**AMENDMENT TO PLAN BAY AREA**

**WHEREAS**, the Association of Bay Area Governments (ABAG), a joint exercise of powers entity created pursuant to California Government Code Sections 6500 et seq., is the Council of Governments and the regional land use planning agency for the San Francisco Bay Area; and

**WHEREAS**, California Government Code § 65080 et seq. requires ABAG, in conjunction with the Metropolitan Transportation Commission (MTC) to prepare and update a Sustainable Communities Strategy (SCS) every four years; and

**WHEREAS**, ABAG and MTC jointly adopted the Final Plan Bay Area on July 18, 2013 (ABAG Resolution No. 06-13 and MTC Resolution No. 4111); and

**WHEREAS**, ABAG and MTC staff has prepared an Amendment to Plan Bay Area to add the Richmond-San Rafael Bridge Access Improvement Project into the transportation investment element of the Plan; and

**WHEREAS**, the addition of the Richmond-San Rafael Bridge Access Improvement Project (RTP ID 240758) into the Plan is within the financial constraint of the Plan because the funding for the project comes from the Bay Area Toll Authority's State-Owned Toll Bridge Rehabilitation, Replacement, and Retrofit Project (RTP ID 21013) that is already included in the financially constrained Plan; and

**WHEREAS**, no other changes or revisions are made as part of the Amendment to Plan Bay Area; and

**WHEREAS**, ABAG and MTC circulated the Draft Amendment to Plan Bay Area for a 30-day public comment period, starting June 19, 2015 and closing on July 20, 2015, in following with the requirements of the MTC 2015 Public Participation Plan (MTC Resolution No. 4174); and

**WHEREAS**, ABAG and MTC staff prepared the Final Amendment to Plan Bay Area, consisting of the Draft Amendment, including all revisions; and

**WHEREAS**, prior to taking action on the Final Amendment, MTC and ABAG have heard, been presented with, reviewed, and considered all of the information and data in the administrative record, including the Final Addendum to the Final Program Environmental Impact Report prepared for Plan Bay Area (ABAG Resolution 07-15 and MTC Resolution No. 4197) and Final Transportation-Air Quality Conformity Analysis for the Amendment to Plan Bay Area and 2015 Transportation Improvement Program (Revision Number 2015-18), and all oral and written evidence presented to it during all meetings.

**ASSOCIATION OF BAY AREA GOVERNMENTS  
RESOLUTION NO. 08-15**

**NOW, THEREFORE, BE IT RESOLVED** that the Association of Bay Area Governments hereby certifies that the foregoing recitals are true and correct and incorporated by this reference; and be it further

**RESOLVED**, that ABAG and MTC staff prepared the Final Amendment, consisting of the Draft Amendment, including all revisions; and be it further

**RESOLVED**, that prior to taking action on the Final Amendment, ABAG and MTC have heard, been presented with, reviewed, and considered all of the information and data in the administrative record, including the Final Addendum to the Final Program Environmental Impact Report prepared for Plan Bay Area (ABAG Resolution 07-15 and MTC Resolution No. 4197) and Final Transportation-Air Quality Conformity Analysis for the Amendment to Plan Bay Area and 2015 Transportation Improvement Program (Revision Number 2015-18), and all oral and written evidence presented to it during all meetings; and be it further

**RESOLVED**, that MTC and ABAG find that the Final Amendment complies with the requirements of applicable laws; and be it further

**RESOLVED**, that MTC and ABAG, as the decision making bodies, hereby adopt the Final Amendment to Plan Bay Area (Attachment A) as presented to them; and be it further

**ASSOCIATION OF BAY AREA GOVERNMENTS  
RESOLUTION NO. 08-15**

**RESOLVED**, that ABAG directs its staff to publish a copy of Final Amendment Plan and place it on file at the offices of ABAG and to post an electronic copy onto the ABAG website at [www.abag.ca.gov](http://www.abag.ca.gov).

The foregoing was adopted by the Executive Board this 17<sup>th</sup> day of September 2015.

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Julie Pierce  
President

**Certification of Executive Board Approval**

I, the undersigned, the appointed and qualified Secretary-Treasurer of the Association of Bay Area Governments (Association), do hereby certify that the foregoing resolution was adopted by the Executive Board of the Association at a duly called meeting held on the 17<sup>th</sup> day of September 2015.

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Ezra Rapport  
Secretary-Treasurer

**Approved as To Legal Form**

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Kenneth K. Moy  
Legal Counsel

**ASSOCIATION OF BAY AREA GOVERNMENTS  
RESOLUTION NO. 08-15**

**ATTACHMENT A**

**FINAL AMENDMENT TO PLAN BAY AREA**

The Final Amendment to Plan Bay Area is on file in the offices of the Metropolitan Transportation Commission, MetroCenter, 101 Eighth Street, Oakland, CA 94607,

and

on ABAG's website at <http://www.abag.ca.gov/>

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# ASSOCIATION OF BAY AREA GOVERNMENTS

Representing City and County Governments of the San Francisco Bay Area



**ABAG**

Date: September 8, 2015

To: ABAG Executive Board

From: Ezra Rapport  
Executive Director

Subject: **Terminating Membership in Local Government Services and Regional Government Services**

## Executive Summary

The Association of Bay Area Governments (ABAG) and the City of San Carlos (City) created two joint powers agencies: Local Government Services (LGS) and Regional Government Services (RGS). ABAG appointed its Executive Director or designee to serve on the Boards of Directors of the LGS and RGS. For ABAG's convenience and without harm to either LGS or RGS, staff recommends that the ABAG Executive Board adopt Resolution \_-15 terminating ABAG's participation in LGS and RGS and vacating ABAG's seats on their respective Boards of Directors.

In 2001, the City and ABAG collaborated on the creation of two joint powers entities: LGS and RGS. The purpose of the entities was to provide staffing services to local governments in the San Francisco Bay area using an innovative approach to matching the unique compensation characteristics of local governments and a pool of potential support service providers whose compensation requirements matched those characteristics. ABAG designated ABAG's Executive Director, or designee to serve on Boards of Directors of the LGS and RGS.

During the startup period of LGS and RGS, they required the experienced guidance afforded them by the participation of ABAG and the City as members of the joint powers entities and their representatives on the respective Boards of Directors for the LGS and RGS. The programs run by the LGS and RGS are mature and will be able to move forward without detriment from the withdrawal of ABAG as members or from the withdrawal of ABAG's representatives on the Boards of Directors. ABAG has other, higher priority needs for its resources, including its representatives on the LGS and RGS Boards of Directors. Therefore, ABAG should withdraw from the LGS and RGS.

## **Termination of Membership in Two Joint Powers Agencies**

September 8, 2015

2

### Recommended Action

The Executive Board is requested to adopt Resolution 09-15 terminating ABAG's participation in Local Government Services and Regional Government Services and vacating ABAG's seats on their respective Boards of Directors.

### Attachment

Resolution No. 09-15

**ASSOCIATION OF BAY AREA GOVERNMENTS  
EXECUTIVE BOARD**

**RESOLUTION NO. 09-15**

**TERMINATING THE ASSOCIATION OF BAY AREA GOVERNMENTS'  
MEMBERSHIP IN THE LOCAL GOVERNMENT SERVICES AND REGIONAL  
GOVERNMENT SERVICES**

**WHEREAS**, in 2001, ABAG entered into joint powers agreements creating the Local Government Services (LGS) and Regional Government Services (RGS), respectively; and

**WHEREAS**, ABAG's Executive Director, or his designee has been appointed to serve as a member of the Boards of Directors of the LGS and RGS since 2001; and

**WHEREAS**, the LGS and RGS are mature joint powers agencies and are no longer in need of the assistance and oversight provided by ABAG and its appointees to their respective Boards of Directors, and

**WHEREAS**, due to other organizational and staff priorities, ABAG wishes to terminate its membership in the LGS and the RGS and to vacate its seats on their Boards of Directors.

**ASSOCIATION OF BAY AREA GOVERNMENTS  
RESOLUTION NO. 09-15**

**NOW, THEREFORE, BE IT RESOLVED**, that the Executive Board of the Association of Bay Area Governments hereby:

1. Terminate its membership in and withdraw from the Local Government Services and Regional Government Services; and
2. Vacate ABAG's seats on the Boards of Directors of the Local Government Services and Regional Government Service.

The foregoing was adopted by the Executive Board this 17<sup>th</sup> day of September, 2015.

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Julie Pierce  
President

**Certification of Executive Board Approval**

I, the undersigned, the appointed and qualified Secretary-Treasurer of the Association of Bay Area Governments (Association), do hereby certify that the foregoing resolution was adopted by the Administrative Committee of the Association at a duly called meeting held on the 17<sup>th</sup> day of September, 2015.

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Ezra Rapport  
Secretary-Treasurer

**Approved as To Legal Form**

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Kenneth K. Moy  
Legal Counsel

# ASSOCIATION OF BAY AREA GOVERNMENTS

Representing City and County Governments of the San Francisco Bay Area



**ABAG**

Date: September 9, 2015

To: ABAG Executive Board

From: Miriam Chion  
Planning and Research Director

Subject: **Ratification of an Agreement with Rockefeller Philanthropic Advisors**

## Executive Summary

The recommended action is one of three related actions before the Executive Board as three separate agenda items at this time, relating to accepting grant funding from Rockefeller Philanthropic Advisors (Rockefeller) and Federal Emergency Management Agency (FEMA) to further ABAG's regional resilience program, and authorizing engagement of Urban Resilience Strategies as a consultant to assist with this work. Creating a sustainable region requires mitigation planning to reduce the impacts of future earthquakes and other natural hazards, and recovery planning to rebuild quickly after the disaster. ABAG's Resilience Program has emerged as a national leader among Councils of Governments, securing six grants totaling \$1,103,308 in the last three years, and most recently new grants from Rockefeller for \$300,000 and from FEMA for \$1,370,000.

The scope of work funded by the two new grants includes analyzing and disseminating best practices; serving as a regional coordination hub; assisting with the development of resilience plans, initiatives, financing mechanisms, and innovative policies—all especially as related to residential soft story building safety, energy assurance planning, finance incentives for housing safety, and assessing regional lifeline systems' vulnerability. The two grants are complementary. The focus of the Rockefeller grant is to assure information exchange among the three cities that are part of Rockefeller's international 100 Resilient Cities (100RC) initiative, and linkage between the 100RC cities (San Francisco, Oakland, Berkeley) and the rest of the region. The FEMA grant provides resources to regionalize the effort.

The RC100 initiative is dedicated to helping cities around the world become more resilient to the physical, social and economic challenges that are a growing part of the 21st century. Rockefeller has offered ABAG the opportunity to provide technical assistance in support of RC100 in the Bay Area, as described above, commencing in July 2015 and continuing through June, 2017 year. No match is required for this grant. A copy of the Agreement is attached.

**Rockefeller Philanthropic Advisors**

September 9, 2015

2

Recommended Action

The Executive Board is requested to ratify execution of an Agreement with Rockefeller Philanthropic Advisors in the amount of \$300,000.

# ASSOCIATION OF BAY AREA GOVERNMENTS

Representing City and County Governments of the San Francisco Bay Area



**ABAG**

Date: September 9, 2015

To: ABAG Executive Board

From: Miriam Chion  
Planning and Research Director

Subject: **Ratification of a Cooperating Technical Partners Partnership Agreement with the Federal Emergency Management Agency (FEMA)**

## Executive Summary

The recommended action is one of three related actions before the Executive Board as three separate agenda items at this time, relating to accepting grant funding from Rockefeller Philanthropic Advisors (Rockefeller) and Federal Emergency Management Agency (FEMA) to further ABAG's regional resilience program, and authorizing engagement of Urban Resilience Strategies as a consultant to assist with this work. Creating a sustainable region requires mitigation planning to reduce the impacts of future earthquakes and other natural hazards, and recovery planning to rebuild quickly after the disaster. ABAG's Resilience Program has emerged as a national leader among Councils of Governments, securing six grants totaling \$1,103,308 in the last three years, and most recently new grants from Rockefeller for \$300,000 and from FEMA for \$1,370,000.

The scope of work funded by the two new grants includes analyzing and disseminating best practices; serving as a regional coordination hub; assisting with the development of resilience plans, initiatives, financing mechanisms, and innovative policies—all especially as related to residential soft story building safety, energy assurance planning, finance incentives for housing safety, and assessing regional lifeline systems' vulnerability. The two grants are complementary. The focus of the Rockefeller grant is to assure information exchange among the three cities that are part of Rockefeller's international 100 Resilient Cities (RC100) initiative, and linkage between the RC100 cities (San Francisco, Oakland, Alameda) and the rest of the region. The FEMA grant provides resources to regionalize the effort.

FEMA encourages strong federal, state, regional, and local partnerships. In 2015, ABAG entered into a Cooperating Technical Partners Partnership Agreement to collaborate with FEMA and local jurisdictions to identify hazards, communicate risks, and promote community engagement and risk mitigation activities. Fall 2015 will mark the conclusion of the first phase. FEMA offered ABAG the opportunity to extend this work for a second phase commencing in October 2015 and a third phase next year contingent on effective performance. No match is required for this grant.

## **Cooperating Technical Partners Partnership Agreement**

September 9, 2015

2

### Recommended Action

The Executive Board is requested to adopt Resolution No. 10-15 ratifying execution of the Cooperating Technical Partners Partnership Agreement with the Federal Emergency Management Agency in the amount of \$1,370,000.

### Attachments

Resolution No. 10-15

**ASSOCIATION OF BAY AREA GOVERNMENTS  
EXECUTIVE BOARD**

**RESOLUTION NO. 10-15**

**RESOLUTION RATIFYING EXECUTION OF COOPERATING TECHNICAL  
PARTNERS PARTNERSHIP AGREEMENT WITH THE FEDERAL EMERGENCY  
MANAGEMENT AGENCY BY EXECUTIVE DIRECTOR OR DESIGNEE**

**WHEREAS**, the Federal Emergency Management Agency (FEMA) administers the National Flood Insurance Program (NFIP) and is authorized by the National Insurance Act of 1968 to established and update flood-risk zone data in floodplain areas;

**WHEREAS**, FEMA, through Risk MAP program is tasked with increasing risk awareness and supporting local risk reduction activities through data development and analysis, risk communication, planning and technical assistance; and

**WHEREAS**, FEMA encourages strong federal, state, regional, and local partnerships for the purposes of reducing disaster losses; and

**WHEREAS**, it is mutually agreed that the parties enter into an Agreement to work together to create, develop, and disseminate up-to-date hazard data and promote identification and implementation of mitigation actions for the jurisdictions in the Bay Area; and

**WHEREAS**, FEMA has awarded Association of Bay Area Governments a grant in the amount of \$1,370,000 to perform services as a Cooperating Technical Partner for the period from October 1, 2015 through September 30, 2017.

**ASSOCIATION OF BAY AREA GOVERNMENTS  
RESOLUTION NO. 10-15**

**NOW THEREFORE, BE IT RESOLVED**, that the Executive Board of the Association of Bay Area Governments hereby ratifies the execution a Cooperating Technical Partners Partnership Agreement (#0000000) with the Federal Emergency Management Agency by the Executive Director or designee.

The foregoing was adopted by the Executive Board this 17<sup>th</sup> day of September, 2015.

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Julie Pierce  
President

**Certification of Executive Board Approval**

I, the undersigned, the appointed and qualified Secretary-Treasurer of the Association of Bay Area Governments (Association), do hereby certify that the foregoing resolution was adopted by the Administrative Committee of the Association at a duly called meeting held on the 17<sup>th</sup> day of September, 2015.

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Ezra Rapport  
Secretary-Treasurer

**Approved as To Legal Form**

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Kenneth K. Moy  
Legal Counsel

# ASSOCIATION OF BAY AREA GOVERNMENTS

Representing City and County Governments of the San Francisco Bay Area



**ABAG**

Date: September 9, 2015

To: ABAG Executive Board

From: Miriam Chion  
Planning and Research Director

Subject: **Authorization to Enter into an Agreement with Urban Resilience Strategies**

## Executive Summary

The recommended action is one of three related actions before the Executive Board as three separate agenda items at this time, relating to accepting grant funding from Rockefeller Philanthropic Advisors (Rockefeller) and Federal Emergency Management Agency (FEMA) to further ABAG's regional resilience program, and authorizing engagement of Urban Resilience Strategies as a consultant to assist with this work. Creating a sustainable region requires mitigation planning to reduce the impacts of future earthquakes and other natural hazards, and recovery planning to rebuild quickly after the disaster. ABAG's Resilience Program has emerged as a national leader among Councils of Governments, securing six grants totaling \$1,023,308 in the last three years, and most recently new grants from Rockefeller for \$300,000 and from FEMA for \$1,370,000.

The scope of work funded by the two new grants includes analyzing and disseminating best practices; serving as a regional coordination hub; assisting with the development of resilience plans, initiatives, financing mechanisms, and innovative policies—all especially as related to residential soft story building safety, energy assurance planning, finance incentives for housing safety, and assessing regional lifeline systems' vulnerability. The two grants are complementary. The focus of the Rockefeller grant is to assure information exchange among the three cities that are part of Rockefeller's international 100 Resilient Cities (RC100) initiative, and linkage between the RC100 cities (San Francisco, Oakland, Alameda) and the rest of the region. The FEMA grant provides resources to regionalize the effort.

We request authorization of the Executive Board to engage a consultant, Urban Resilience Strategies, to assist with the project as described above. Urban Resilience Strategies will be funded by and will focus upon activities that are directly associated with the Rockefeller grant, most of which also indirectly serve the complementary FEMA grant. Urban Resilience Strategies is uniquely qualified to perform these services, and these services are essential to the continuation and advancement of one of ABAG's most publically visible programs. The recommended agreement would be in the amount of \$260,000 for the two-year period from July 2015 through June 2017 to coincide with the Rockefeller grant. A detailed scope of work is

## **Urban Resilience Strategies**

September 9, 2015

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currently under development. An agreement will be brought to the Executive Board for ratification at the Board's regular meeting in November, 2015.

### Recommended Action

The Executive Board is requested to authorize the Executive Director or designee, to execute an agreement with Urban Resilience Strategies in an amount not to exceed \$260,000 over a two-year period to assist with implementation of the workplan for the Rockefeller grant and to provide related programmatic and technical support to the Resilience Program.

# ASSOCIATION OF BAY AREA GOVERNMENTS

Representing City and County Governments of the San Francisco Bay Area



**ABAG**

Date: September 8, 2015

To: ABAG Executive Board

From: Judy Kelly  
Director, San Francisco Estuary Partnership

Subject: **Ratification of Contract with Natural Resources for Work on the California Coastal Regional Sediment Management Plan Development for San Francisco Outer Coast Littoral Cell**

## Executive Summary

The California Natural Resources Agency (CNRA) is the state co-chair of the Coastal Sediment Management Workgroup (CSMW). The federal co-chair is the U.S. Army Corps of Engineers (USACE), South Pacific Division. One of the primary objectives of the CSMW is the development of a California Coastal Sediment Master Plan (SMP). The SMP will consist of Coastal Regional Sediment Management Plans (CRSMPs), technical reports, and online GIS tools. Development of a CRSMP for the San Francisco Open Coast Littoral Cell (the stretch of coastline from the Golden Gate south to Point San Pedro, incorporating the coastal cities of San Francisco, Daly City and Pacifica)(SFOC CRSMP) will be an integral component of the California SMP.

The CRSMP is being developed under the oversight of CSMW with assistance from the Association of Bay Area Governments (ABAG)/SFEP. The CRSMP is intended to formulate consensus-driven regional sediment management guidance and policy to: encourage beneficial reuse of available, non-polluted sediment resources; restore and maintain coastal beaches and other critical areas of sediment deficit; reduce shoreline erosion and coastal storm damages; reduce the proliferation of protective shoreline structures; sustain recreation and tourism; enhance public safety and access, and restore coastal sandy habitats.

To accomplish these goals, ABAG/SFEP will manage an additional outreach effort to facilitate the CRSMP acceptance by local governments and citizen groups for incorporation into future planning efforts. Upon completion of the extended outreach efforts, recommendations will be advanced to obtain the most appropriate governance structure to support plan implementation.

## Recommended Action

The Executive Board is requested to ratify the contract with Natural Resource Agency to facilitate additional outreach.

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# ASSOCIATION OF BAY AREA GOVERNMENTS

Representing City and County Governments of the San Francisco Bay Area



**ABAG**

Date: September 9, 2015  
To: ABAG Executive Board  
From: Miriam Chion, ABAG Planning & Research Director  
Gillian Adams, ABAG Senior Regional Planner  
Subject: ***People, Places, and Prosperity Report***

## Summary

ABAG has produced the *People, Places, and Prosperity* report to provide context for the regional dialogue that is under way as part of development of *Plan Bay Area 2040*—a scheduled update to the plan adopted in 2013. This report highlights the activities ABAG has undertaken in partnership with local governments, regional agencies, business groups, community organizations, and other stakeholders to advance implementation of the land use pattern in *Plan Bay Area*. These implementation efforts have focused on supporting economic vitality, promoting “complete communities” in PDAs, fostering a more resilient region, and encouraging preservation of PCAs.

*People, Places, and Prosperity* provides a more comprehensive and in-depth look at the ways in which economic, housing, and environmental issues relate to one another and how they are currently affecting local communities and the region as a whole. While transportation strategies and investments will, of course, be critical to achieving the goals outlined in *Plan Bay Area*, this report primarily focuses on the challenges and opportunities related to land uses in the region.

The report consists of an introduction; four sections discussing the major issues and trends facing the Bay Area related to the economy, housing, local communities, and natural assets; and a brief conclusion. The objectives put forth in this report highlight actions to promote regional economic vitality and shared prosperity, increase housing choices and affordability, build healthy and resilient communities, protect and enhance the Bay Area’s natural assets.

ABAG staff presented the *People, Places, and Prosperity* report to the Regional Planning Committee (RPC) in August 2015. Committee members acknowledged that the report captured the breadth of issues facing the region and there was widespread support for the report as a tool for communicating the connections between regional land use issues and the impacts felt locally. There was a robust discussion about the challenges of how best to balance the region's priorities, the need to identify willing partners—particularly local governments—that want to take actions to advance the regional vision, and the critical importance of securing additional funding and resources. Some of the specific issues discussed include water resources, community

health, and economic resources. ABAG staff is grateful for RPC members' comments and suggestions that enhanced the final version of the report.

The final version of *People, Places, and Prosperity* is available online at <http://reports.abag.ca.gov/ppp/2015/>. ABAG staff hopes the ideas and information in this report will contribute to the *Plan Bay Area 2040* discussions about how we, as a region, prioritize the actions needed to protect and enhance our quality of life and achieve our goals for a more prosperous and sustainable region.

### *Section 1: Promote Regional Economic Vitality and Shared Prosperity*

Although the Bay Area has an enviable economy, sustaining economic vitality—and expanding the number of people who experience that vitality—should be a priority for the region. The Bay Area economy has made a decisive recovery from the effects of the Great Recession and is poised for expansion. However, the share of employment in middle-wage jobs is shrinking, and one of the key questions for the Bay Area's future is how the region's rising economic tide can provide more opportunities for low- and moderate-income households.

A major challenge to economic prosperity in the Bay Area is the lack of affordable homes in the region, which makes it difficult for businesses to attract and retain workers. While adding homes is essential to economic vitality, land use plans should also include space for all of the activities that are a part of the regional economy—especially industrial space for production, distribution, and repair as well as the facilities necessary to move materials and supplies throughout the region.

There are also a number of steps that governments—whether state, regional, or local—can take to support a healthy business climate and promote job growth. This includes potential changes to State tax policies to better support infill development as well as efforts to streamline regulatory processes to support business attraction and retention.

Investment in the Bay Area's aging infrastructure systems are necessary to return the infrastructure to a state of good repair, support job growth, and increase the region's resilience to natural disasters. A key challenge for the region is to identify potential funding sources for these investments.

### *Section 2: Increase Housing Choices and Affordability*

The Bay Area is facing a chronic and acute housing affordability problem. Our region consistently ranks as one of the most expensive housing markets in the United States—in part, because of its economic vitality and high quality of life and, in part, because the number of new homes added over the last several decades has not matched the number of new jobs. The high cost of housing puts stress on households and can displace some from their homes, threatens economic competitiveness, contributes to traffic congestion as people commute longer distances between available jobs and homes they can afford, and encourages conversion of open space and agricultural land to housing.

Structural changes in the economy mean the shares of high wage and low wage jobs are expected to increase, while the share of middle-wage jobs decreases—which will likely lead to an increased need for affordable and workforce housing. To address this challenge, the region needs tools and funding to produce more affordable homes and preserve the ones that already

exist, while also protecting people from being displaced from their current homes.

Over the next several decades, the region's population is expected to become older and more diverse. The Bay Area should prepare for the evolving housing preferences of a changing population. A greater variety of housing types, such as apartments, condominiums, and townhouses, is needed to meet the housing needs of people at all stages of life. We should also take steps to increase the region's resilience to natural disasters by reducing development in hazard areas, protecting homes with retrofits and increased building standards, and planning for what happens to affordable housing after a disaster.

### *Section 3: Build Healthy and Resilient Communities*

Much of the growth forecast in *Plan Bay Area* will be in PDAs in the largest cities and along major transportation corridors. The major investments in *Plan Bay Area* and ABAG's efforts to implement the long-range regional land use strategy are directed to PDAs to support local communities' efforts to develop complete communities.

The essence of the complete communities envisioned in these areas encompasses both their physical attributes and social health, which both contribute to a community's resilience. Taking proactive steps to decrease potential disruptions caused by a natural disaster and to prepare for the process of recovering and rebuilding communities can make communities stronger today and help them stay intact in a stressful post-disaster environment.

The specific vision for how each PDA might develop differs based on the local context and the community's needs and aspirations. At the same time, neighboring communities often face the same challenges and opportunities for meeting the long-term needs of residents and businesses. Collaboration is essential to ensure that local decisions are coordinated and that actions will maximize the potential benefits for the local community and the region as a whole.

The spaces we encounter in our daily lives—the streets, buildings, parks, and stores—influence our health, happiness, and productivity. Paying attention to what a place feels like to residents, employees, and visitors when adding new homes and jobs helps promote the long-term health of the neighborhood by fostering a stronger sense of community identity and encouraging residents to develop stronger relationships with neighbors. Communities can also improve public health and increase neighborhood resilience by taking steps to reduce the impacts of air pollution and the risks of flooding and water pollution from stormwater runoff.

Ensuring the Bay Area will have sufficient water and energy to meet our existing and future demand is also critical to preserving the region's quality of life, economic vitality, and environmental sustainability. To be a more resilient region, we have to reduce water and energy consumption, diversify our sources for these critical resources, and manage them better.

### *Section 4: Protect and Enhance the Region's Natural Assets*

The Bay Area's identity is largely defined by its stunning parks, open spaces, and natural landscapes—particularly the San Francisco Bay and Estuary. The region's estuary, open spaces, farmland, parks, and trails are vital to the Bay Area's quality of life, robust economy, and sustainability. The Bay Area has been remarkably successful in preserving its iconic landscapes, but there are still important natural assets in the region that are under threat of development, and we should continue to look for opportunities to preserve them.

There is also a growing understanding that restricting areas from development is not enough to truly protect our environment. Embracing new growth that is more focused and efficient helps protect open spaces and agricultural lands from being converted to urban uses and is essential to our ability to protect the natural assets we love. There is also growing recognition that preserving and restoring natural resources, particularly tidal marshes, supports the health of the Estuary while also protecting communities from flooding from sea level rise.

The inclusion of both Priority Conservation Areas (PCAs) and Priority Development Areas (PDAs) in *Plan Bay Area* reflects the integral relationship between resource protection and more compact growth. In 2015, the PCA program was updated to recognize the role of different kinds of PCAs in supporting the vitality of the region's natural systems, rural economy, and human health. These designations highlight the ways in which PCAs and natural areas relate to developed areas for the region as a whole and for local communities.

Communities are also considering how to better integrate open spaces, trails, and parks into developed areas. The Bay Area's trail systems connect communities, function as alternative commute corridors, and promote health by enabling residents to get outside and play. Access to parks and playgrounds, as well as open spaces, are essential components of a complete community and contribute greatly to residents' quality of life. A primary challenge is identifying funding sources to pay the capital and maintenance costs for both new and existing parks. It is also important to consider strategies to increase access to parks and natural areas by public transit.

#### Recommended Action

The Executive Board is requested to adopt the *People, Places, and Prosperity* report as background information for *Plan Bay Area 2040*.

# ASSOCIATION OF BAY AREA GOVERNMENTS

Representing City and County Governments of the San Francisco Bay Area



**ABAG**

Date: September 8, 2015  
To: ABAG Executive Board  
From: Miriam Chion  
Planning and Research Director  
Subject: **Priority Development Area Nominations and Staff Recommendations**

## Summary

Priority Development Areas (PDAs) are a key growth component of Plan Bay Area. As of June 30, 2015, the 18-month window for PDA additions and modifications closed. ABAG has since finalized the region-wide inventory of 188 PDAs ahead of preparing an update to Plan Bay Area in 2017. The inventory includes all changes recorded since the adoption of Plan Bay Area in 2013 including, modifications, administrative corrections, one removal, and three recent applications for PDA designation. *ABAG staff request that the ABAG Executive Board adopt three new PDAs.*

All Priority Development Areas satisfy the base criteria of being: (1) within an existing community; (2) planned for housing growth; and (3) near transit. Since Plan Bay Area's adoption, jurisdiction requests to modify existing PDAs were sought largely to make minor name, boundary, placetype and/or planning status updates, which allowed for greater consistency with local specific plans. ABAG lead several administrative corrections at the local level to address overlapped PDA boundaries, and to verify local council resolutions for PDAs that were originally designated by the City and County Association of Governments of San Mateo (C/CAG), the Santa Clara Valley Transportation Authority (VTA) and the Western Contra Costa Transportation Advisory Committee (WCCTAC).

ABAG received three applications for PDA designation for the following areas: Golden Gate/North Oakland (City of Oakland), Rumrill Boulevard (City of San Pablo), and Sonoma Boulevard (City of Vallejo) (Attachment 2). On August 5th, the Regional Planning Committee voted unanimously to recommend that the ABAG Executive Board adopt the three new Priority Development Areas described in this packet.

**Priority Development Area Nominations and Staff Recommendations  
September 8, 2015**

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Recommended Action

The Executive Board is requested to adopt the Golden Gate/North Oakland, the Rumrill Boulevard, and the Sonoma Boulevard Priority Development Areas.

Attachments

Attachment 1: List Priority Development Areas 2015

Attachment 2: Priority Development Area Applications 2015

Attachment 3: Map of Priority Development Areas 2015

Priority Development Areas

As of: 9/1/2015



COUNTY	PRIORITY DEVELOPMENT AREA	PLANNING STATUS	PLACETYPE
Alameda	Alameda: Naval Air Station	Planned	Transit Town Center
Alameda	Alameda: Northern Waterfront	Potential	Transit Neighborhood
Alameda	Alameda County: Castro Valley BART	Potential	Transit Neighborhood
Alameda	Alameda County: East 14th Street and Mission Boulevard	Planned	Mixed-Use Corridor
Alameda	Alameda County: Hesperian Boulevard	Planned	Transit Neighborhood
Alameda	Alameda County: Meekland Avenue Corridor	Planned	Transit Neighborhood
Alameda	Albany: San Pablo & Solano Mixed Use Neighborhood	Potential	Mixed-Use Corridor
Alameda	Berkeley: Adeline Street	Potential	Mixed-Use Corridor
Alameda	Berkeley: Downtown	Planned	City Center
Alameda	Berkeley: San Pablo Avenue	Planned	Mixed-Use Corridor
Alameda	Berkeley: South Shattuck	Planned	Mixed-Use Corridor
Alameda	Berkeley: Southside/Telegraph Avenue	Planned	Urban Neighborhood
Alameda	Berkeley: University Avenue	Planned	Mixed-Use Corridor
Alameda	Dublin: Downtown Specific Plan Area	Planned	Suburban Center
Alameda	Dublin: Town Center	Planned	Suburban Center
Alameda	Dublin: Transit Center/Dublin Crossings	Planned	Suburban Center
Alameda	Emeryville: Mixed-Use Core	Planned	City Center
Alameda	Fremont: Centerville	Planned	Transit Neighborhood
Alameda	Fremont: City Center	Planned	City Center
Alameda	Fremont: Irvington District	Planned	Transit Town Center
Alameda	Fremont: Warm Springs	Planned	Suburban Center
Alameda	Hayward: Downtown	Planned	City Center
Alameda	Hayward: Mission Boulevard Corridor	Potential	Mixed-Use Corridor
Alameda	Hayward: South Hayward BART	Planned	Mixed-Use Corridor
Alameda	Hayward: South Hayward BART	Planned	Urban Neighborhood
Alameda	Hayward: The Cannery	Planned	Transit Neighborhood
Alameda	Livermore: Downtown	Planned	Suburban Center
Alameda	Livermore: East Side	Potential	Suburban Center
Alameda	Livermore: Isabel Avenue/BART Station Planning Area	Potential	Suburban Center
Alameda	Newark: Dumbarton Transit Oriented Development	Potential	Transit Town Center
Alameda	Newark: Old Town Mixed Use Area	Potential	Transit Neighborhood
<i>Alameda</i>	<i>Oakland: Golden Gate/North Oakland (new)</i>	<i>Potential</i>	<i>Urban Neighborhood</i>
Alameda	Oakland: Coliseum BART Station Area	Planned	Transit Town Center
Alameda	Oakland: Downtown & Jack London Square	Planned	Regional Center
Alameda	Oakland: Eastmont Town Center	Planned	Urban Neighborhood
Alameda	Oakland: Fruitvale and Dimond Areas	Planned	Urban Neighborhood
Alameda	Oakland: MacArthur Transit Village	Planned	Urban Neighborhood
Alameda	Oakland: TOD Corridors	Potential	Mixed-Use Corridor
Alameda	Oakland: TOD Corridors San Antonio/Central Estuary	Planned	Mixed-Use Corridor
Alameda	Oakland: TOD Corridors International Boulevard	Planned	Mixed-Use Corridor
Alameda	Oakland: West Oakland	Planned	Transit Town Center
Alameda	Pleasanton: Hacienda	Potential	Suburban Center
Alameda	San Leandro: Bay Fair BART Transit Village	Potential	Transit Town Center
Alameda	San Leandro: Downtown Transit Oriented Development	Planned	City Center
Alameda	San Leandro: East 14th Street	Planned	Mixed-Use Corridor
Alameda	Union City: Intermodal Station District	Planned	City Center
Contra Costa	Antioch: Hillcrest eBART Station	Planned	Suburban Center
Contra Costa	Antioch: Rivertown Waterfront	Potential	Transit Town Center
Contra Costa	Concord: Community Reuse Area/ Los Medanos	Potential	Suburban Center
Contra Costa	Concord: Community Reuse Area/ Los Medanos	Potential	Transit Neighborhood
Contra Costa	Concord: Downtown	Potential	City Center
Contra Costa	Contra Costa County: Contra Costa Centre	Planned	Mixed-Use Corridor
Contra Costa	Contra Costa County: Downtown El Sobrante	Potential	Mixed-Use Corridor
Contra Costa	Contra Costa County: Pittsburg/Bay Point BART Station	Planned	Transit Neighborhood
Contra Costa	Contra Costa County: Pittsburg/Bay Point BART Station	Planned	Transit Town Center
Contra Costa	Contra Costa County: WCCTAC San Pablo Avenue Corridor	Planned	Mixed-Use Corridor
Contra Costa	Danville: Downtown	Potential	Transit Town Center
Contra Costa	El Cerrito: San Pablo Avenue Corridor	Planned	Mixed-Use Corridor

Priority Development Areas

As of: 9/1/2015



COUNTY	PRIORITY DEVELOPMENT AREA	PLANNING STATUS	PLACETYPE
Contra Costa	El Cerrito: San Pablo Avenue Corridor	Planned	Mixed-Use Corridor
Contra Costa	Hercules: Central Hercules	Planned	Transit Neighborhood
Contra Costa	Hercules: Waterfront District	Planned	Transit Town Center
Contra Costa	Hercules: WCCTAC San Pablo Avenue Corridor	Planned	Mixed-Use Corridor
Contra Costa	Lafayette: Downtown	Planned	Transit Neighborhood
Contra Costa	Martinez: Downtown	Planned	Transit Neighborhood
Contra Costa	Moraga: Moraga Center	Potential	Transit Town Center
Contra Costa	Oakley: Downtown	Potential	Transit Town Center
Contra Costa	Oakley: Employment Area	Potential	Suburban Center
Contra Costa	Oakley: Potential Planning Area	Potential	Transit Neighborhood
Contra Costa	Orinda: Downtown	Potential	Transit Town Center
Contra Costa	Pinole: Appian Way Corridor	Planned	Mixed-Use Corridor
Contra Costa	Pinole: Old Town San Pablo Avenue	Planned	Mixed-Use Corridor
Contra Costa	Pittsburg: Downtown	Planned	Transit Neighborhood
Contra Costa	Pittsburg: Railroad Avenue eBART Station	Planned	Transit Town Center
Contra Costa	Pleasant Hill: Buskirk Avenue Corridor	Potential	Mixed-Use Corridor
Contra Costa	Pleasant Hill: Diablo Valley College	Potential	Transit Neighborhood
Contra Costa	Richmond: Central Richmond & 23rd Street Corridor	Planned	City Center
Contra Costa	Richmond: Central Richmond & 23rd Street Corridor	Potential	Mixed-Use Corridor
Contra Costa	Richmond: South Richmond	Planned	Transit Neighborhood
Contra Costa	Richmond (with Contra Costa County): North Richmond	Potential	Transit Neighborhood
Contra Costa	Richmond: WCCTAC San Pablo Avenue Corridor	Potential	Mixed-Use Corridor
Contra Costa	<i>San Pablo: Rumrill Boulevard (new)</i>	<i>Potential</i>	<i>Mixed-Use Corridor</i>
Contra Costa	San Pablo: San Pablo Avenue & 23rd Street Corridors	Planned	Mixed-Use Corridor
Contra Costa	San Ramon: City Center	Planned	Suburban Center
Contra Costa	San Ramon: North Camino Ramon	Potential	Transit Town Center
Contra Costa	Walnut Creek: Core Area	Planned	City Center
Marin	Marin County: Urbanized 101 Corridor	Potential	Transit Neighborhood
Marin	San Rafael: Downtown	Planned	City Center
Napa	American Canyon: Highway 29 Corridor	Potential	Mixed-Use Corridor
Napa	Napa: Downtown Napa and Soscol Gateway Corridor	Potential	Transit Neighborhood
San Francisco	San Francisco: 19th Avenue	Potential	Transit Town Center
San Francisco	San Francisco: Balboa Park	Planned	Transit Neighborhood
San Francisco	San Francisco: Bayview/Hunters Point Shipyard/Candlestick Point	Planned	Urban Neighborhood
San Francisco	San Francisco: Downtown-Van Ness-Geary	Planned	Regional Center
San Francisco	San Francisco: Eastern Neighborhoods	Planned	Urban Neighborhood
San Francisco	San Francisco: Market & Octavia	Planned	Urban Neighborhood
San Francisco	San Francisco: Mission Bay	Planned	Urban Neighborhood
San Francisco	San Francisco: Mission-San Jose Corridor	Planned	Mixed-Use Corridor
San Francisco	San Francisco: Port of San Francisco	Planned	Mixed-Use Corridor
San Francisco	San Francisco: Transbay Terminal	Planned	Regional Center
San Francisco	San Francisco: Treasure Island	Planned	Transit Town Center
San Francisco/San Mateo	San Francisco & Brisbane: San Francisco/San Mateo Bi-County Area	Planned	Suburban Center
San Francisco/San Mateo	San Francisco & Brisbane: San Francisco/San Mateo Bi-County Area	Planned	Transit Neighborhood
San Mateo	Belmont: Villages of Belmont	Potential	Mixed-Use Corridor
San Mateo	Burlingame: Burlingame El Camino Real	Planned	Transit Town Center
San Mateo	Colma: El Camino Real	Planned	Mixed-Use Corridor
San Mateo	Daly City: Bayshore	Potential	Transit Town Center
San Mateo	Daly City: Mission Street Corridor	Potential	Mixed-Use Corridor
San Mateo	East Palo Alto: Ravenswood	Potential	Transit Town Center
San Mateo	Menlo Park: El Camino Real Corridor and Downtown	Planned	Transit Town Center
San Mateo	Millbrae: Transit Station Area	Planned	Mixed-Use Corridor
San Mateo	Redwood City: El Camino Real Corridor	Planned	Mixed-Use Corridor
San Mateo	Redwood City: Broadway/Veterans Boulevard Corridor	Planned	Mixed-Use Corridor
San Mateo	Redwood City: Downtown	Planned	City Center
San Mateo	San Bruno: Transit Corridors	Planned	Mixed-Use Corridor
San Mateo	San Carlos: Railroad Corridor	Planned	Transit Town Center
San Mateo	San Mateo: Grand Boulevard Initiative (GBI)	Planned	Mixed-Use Corridor

Priority Development Areas

As of: 9/1/2015



COUNTY	PRIORITY DEVELOPMENT AREA	PLANNING STATUS	PLACETYPE
San Mateo	San Mateo: Downtown	Planned	City Center
San Mateo	San Mateo: El Camino Real	Planned	Mixed-Use Corridor
San Mateo	San Mateo: Rail Corridor	Planned	Transit Neighborhood
San Mateo	San Mateo County: El Camino Real (Unincorporated Colma)	Planned	Mixed-Use Corridor
San Mateo	San Mateo County: El Camino Real (North Fair Oaks)	Planned	Mixed-Use Corridor
San Mateo	South San Francisco: Downtown	Planned	Mixed-Use Corridor
San Mateo	South San Francisco: El Camino Real	Planned	Transit Town Center
Santa Clara	Campbell: Central Redevelopment Area	Planned	Transit Neighborhood
Santa Clara	Cupertino: VTA City Cores, Corridors & Station Areas	Potential	Mixed-Use Corridor
Santa Clara	Gilroy: Downtown	Planned	Transit Town Center
Santa Clara	Gilroy: VTA City Cores, Corridors & Station Areas	Potential	Mixed-Use Corridor
Santa Clara	Los Altos: VTA City Cores, Corridors & Station Areas	Potential	Mixed-Use Corridor
Santa Clara	Milpitas: Transit Area	Planned	Suburban Center
Santa Clara	Milpitas: VTA City Cores, Corridors & Station Areas	Potential	Mixed-Use Corridor
Santa Clara	Morgan Hill: Downtown	Planned	Transit Town Center
Santa Clara	Mountain View: Downtown	Planned	Transit Town Center
Santa Clara	Mountain View: El Camino Real	Planned	Mixed-Use Corridor
Santa Clara	Mountain View: North Bayshore	Potential	Suburban Center
Santa Clara	Mountain View: San Antonio	Planned	Transit Town Center
Santa Clara	Mountain View: Whisman Station	Potential	Transit Neighborhood
Santa Clara	Palo Alto: California Avenue	Planned	Transit Neighborhood
Santa Clara	San Jose: Bascom TOD Corridor	Potential	Mixed-Use Corridor
Santa Clara	San Jose: Bascom Urban Village	Potential	Mixed-Use Corridor
Santa Clara	San Jose: Berryessa Station	Planned	Transit Neighborhood
Santa Clara	San Jose: Blossom Hill/Snell Urban Village	Potential	Mixed-Use Corridor
Santa Clara	San Jose: Camden Urban Village	Potential	Mixed-Use Corridor
Santa Clara	San Jose: Capitol Corridor Urban Villages	Potential	Mixed-Use Corridor
Santa Clara	San Jose: Capitol/Tully/King Urban Villages	Potential	Suburban Center
Santa Clara	San Jose: Communications Hill	Planned	Transit Town Center
Santa Clara	San Jose: Cottle Transit Village (Hitachi)	Planned	Suburban Center
Santa Clara	San Jose: Downtown "Frame"	Planned	City Center
Santa Clara	San Jose: East Santa Clara/ Alum Rock Corridor	Planned	Mixed-Use Corridor
Santa Clara	San Jose: Greater Downtown	Planned	Regional Center
Santa Clara	San Jose: North San Jose	Planned	Regional Center
Santa Clara	San Jose: Oakridge/ Almaden Plaza Urban Village	Potential	Suburban Center
Santa Clara	San Jose: Saratoga TOD Corridor	Potential	Mixed-Use Corridor
Santa Clara	San Jose: Stevens Creek TOD Corridor	Potential	Mixed-Use Corridor
Santa Clara	San Jose: VTA City Cores, Corridors & Station Areas	Potential	Mixed-Use Corridor
Santa Clara	San Jose: West San Carlos and Southwest Expressway Corridors	Planned	Mixed-Use Corridor
Santa Clara	San Jose: Westgate/El Paseo Urban Village	Potential	Suburban Center
Santa Clara	San Jose: Winchester Boulevard TOD Corridor	Potential	Mixed-Use Corridor
Santa Clara	Santa Clara: El Camino Real Focus Area	Planned	Mixed-Use Corridor
Santa Clara	Santa Clara: Santa Clara Station Focus Area	Planned	City Center
Santa Clara	Sunnyvale: Downtown & Caltrain Station	Planned	Transit Town Center
Santa Clara	Sunnyvale: East Sunnyvale	Potential	Urban Neighborhood
Santa Clara	Sunnyvale: El Camino Real Corridor	Planned	Mixed-Use Corridor
Santa Clara	Sunnyvale: Lawrence Station Transit Village	Potential	Transit Neighborhood
Santa Clara	Sunnyvale: Tasman Crossing	Potential	Transit Neighborhood
Solano	Benicia: Downtown	Planned	Transit Neighborhood
Solano	Benicia: Northern Gateway - Benicia's Industrial Park	Potential	Employment Center
Solano	Dixon: Downtown	Potential	Transit Town Center
Solano	Fairfield: Downtown South (Jefferson Street)	Planned	Suburban Center
Solano	Fairfield: Fairfield-Vacaville Train Station	Potential	Transit Town Center
Solano	Fairfield: North Texas Street Core	Potential	Mixed-Use Corridor
Solano	Fairfield: West Texas Street Gateway	Planned	Mixed-Use Corridor
Solano	Suisun City: Downtown & Waterfront	Planned	Transit Town Center
Solano	Vacaville: Allison Area	Planned	Suburban Center
Solano	Vacaville: Downtown	Planned	Transit Town Center

# Priority Development Areas

As of: 9/1/2015



COUNTY	PRIORITY DEVELOPMENT AREA	PLANNING STATUS	PLACETYPE
<i>Solano</i>	<i>Vallejo: Sonoma Boulevard (new)</i>	<i>Planned</i>	<i>Mixed-Use Corridor</i>
Solano	Vallejo: Waterfront & Downtown	Planned	Suburban Center
Sonoma	Cloverdale: Downtown/SMART Transit Area	Planned	Transit Town Center
Sonoma	Cotati: Downtown and Cotati Depot	Planned	Transit Town Center
Sonoma	Petaluma: Central, Turning Basin/ Lower Reach	Planned	Suburban Center
Sonoma	Rohnert Park: Central Rohnert Park	Potential	Transit Town Center
Sonoma	Rohnert Park: Sonoma Mountain Village	Planned	Suburban Center
Sonoma	Santa Rosa: Downtown Station Area	Planned	City Center
Sonoma	Santa Rosa: Mendocino Avenue/Santa Rosa Avenue Corridor	Potential	Mixed-Use Corridor
Sonoma	Santa Rosa: North Santa Rosa Station	Potential	Suburban Center
Sonoma	Santa Rosa: Roseland	Potential	Transit Neighborhood
Sonoma	Santa Rosa: Sebastopol Road Corridor	Planned	Mixed-Use Corridor
Sonoma	Sebastopol: Core Area	Potential	Transit Town Center
Sonoma	Windsor: Station Area/Downtown Specific Plan Area	Planned	Suburban Center
	<i>Total Count: 188</i>		

# **City of Oakland**

# Plan BayArea

## Application for Priority Development Area (PDA) Designation

Enter information in the spaces provided and submit the requested attachments.

Part 1 - APPLICANT INFORMATION & AREA DETAILS	
Attach resolution showing local support for Priority Development Area designation	
a. Lead Applicant -City/County	city of Oakland
Contact Person	Neil Gray
Title	Planner III
Department	Strategic Planning
Street Address	250 Frank Ogawa Plaza, Suite 3315
City	Oakland
Zip Code	94612
Phone Number	(510) 238-3878
Fax Number	(510) 238-6538
Email	nggray@oaklandnet.com
b. Area Name and Location	Golden Gate & N. Oakland (see <del>attached</del> <sup>Port 3</sup> map)
c. Area Size (minimum acreage = 100)	940
d. Public Transit Serving the Area (existing and planned). From this list, please identify at least one route that has minimum 20-minute headways.	See Attachment B
e. Place Type (Identify based on the Station Area Planning Manual)	Mixed Use Corridor / Urban Neighborhood
	Current Conditions (Year: )      Future Goal (Horizon Year: )
f. Total Housing Units	
g. Total Jobs	
h. Net Project Density (New Housing)	
i. Minimum/Maximum FARs (New Employment Development)	

Part 2 - ADDITIONAL AREA INFORMATION		
	Yes	No
a. Is the proposed area currently recognized in the General Plan (i.e., called out as TOD, infill etc.)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have other plans (any targeted planning efforts including specific plans, precise plans, area plans, and supporting environmental studies) been developed within the last 15 years that cover the area? <b>Note: If yes, please attach brief list of individual planning efforts and date completed (including web links to electronic versions if available). In the list, identify the primary plan for the area.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Part 3 – MAPS OF PRIORITY DEVELOPMENT AREA**

Attach map(s) showing the proposed boundaries, land use designations and zoning, major transit services, and any other relevant information about the proposed area. In your electronic submission, please include GIS files of the area boundaries, if available. Photos of current conditions in the area are optional.

**Part 4 – NARRATIVE**

Attach separately a maximum two-page (8½ x 11 with 12 point font) narrative that addresses the following questions and provides any other relevant information.

- What is the overall vision for this area? How does the vision align with the place type selected (See Place Type Development Guidelines p. 18-19 in Station Area Planning Manual)?
- What has to occur in order to fully realize this vision and place type? What has occurred in the past 5 years?
- Describe relevant planning processes, and how community members were involved in developing the vision and/or plan for the area.
- Describe how this area has the potential to be a leading example of smart growth for the Bay Area.

**Part 5 – POTENTIAL ASSISTANCE NEEDED (check all that apply)**

Note: Assistance is not being offered with this application for area designation. This information will aid the development of tools and incentives for designated areas.

TECHNICAL ASSISTANCE	REQUEST FOR PLANNING GRANTS	REQUEST FOR CAPITAL GRANTS
<input type="checkbox"/> Assistance with policies to implement existing plan <input checked="" type="checkbox"/> Assistance with photo- simulations to depict future conditions <input checked="" type="checkbox"/> Assistance with local workshops and tours <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Funding for new area-wide specific plan or precise plan <input type="checkbox"/> Funding to update existing area-wide specific plan or precise plan <input type="checkbox"/> Funding for EIR to implement existing area-wide plan <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Funding for transportation projects (including pedestrian/bicycle) <input checked="" type="checkbox"/> Funding for housing projects <input checked="" type="checkbox"/> Funding for water/sewer capacity <input checked="" type="checkbox"/> Funding for parks/urban greening <input checked="" type="checkbox"/> Funding for streetscape improvements <input type="checkbox"/> Other:

**Part 6 – INFRASTRUCTURE BUDGET FOR PROPOSED AREA (OPTIONAL)**

Provide any information available about infrastructure needs and funding sources required to support development in the PDA

E-mail this completed application form and requested attachments to [ChristyL@abag.ca.gov](mailto:ChristyL@abag.ca.gov), and mail one hard copy of this application and attachments requested to the Association of Bay Area Governments, Attn: Christy Leffall, P.O. Box 2050, Oakland, CA 94604-2050. Please contact Regional Planner Christy Leffall at [ChristyL@abag.ca.gov](mailto:ChristyL@abag.ca.gov) or 510-464-7940 with questions about the application.

**Golden Gate and North Oakland  
New Priority  
Development Area  
APPLICATION**

PART 1D: Public Transit Service

PDA	Public Transit
Golden Gate West Oakland & North Oakland	<ul style="list-style-type: none"> <li>• BART: Rockridge</li> <li>• AC Transit: 1, 1R, 12, 18, 49, 51A, 51B, 72, 72M, 72R, 88, E, F, 800, 822, 851</li> </ul>
MacArthur Transit Village & Upper Broadway	<ul style="list-style-type: none"> <li>• BART: MacArthur</li> <li>• AC Transit: 1, 1R, 12, 18, 31, 49, 51A, 51B, 57, 88, B, C, CB, E, F, NX, NX4, P,V, 800, 851</li> </ul>
West Oakland	<ul style="list-style-type: none"> <li>• BART: West Oakland</li> <li>• AC Transit: 18, 26, 31, 314, 62, 72, 72M, 88, 72R, B, C, CB, E, J, NL, NX, NX1, NX2, NX3, NX4, NXC, O, OX, P, S, SB, V, W, 800, 802</li> </ul>
Downtown & Jack London Square	<ul style="list-style-type: none"> <li>• BART: 19<sup>th</sup> Street, 12<sup>th</sup> Street/City Center, Lake Merritt</li> <li>• AC Transit: 1, 1R, 11, 12, 14, 18, 20, 26, 31, 314, 40, 51A, 58L, 62, 72, 72M, 72R, 88, B, BSD, BSN, NL, NX, NX1, NX2, NX3, NX4, NXC, O, OX, S, SB, V, W, 800, 801, 802, 805, 840, 851</li> </ul>
San Antonio & Central Estuary	<ul style="list-style-type: none"> <li>• AC Transit: 1, 1R, 11, 14, 18, 20, 21, 26, 40, 51A, 62, O, OX, S, SB, 801, 840, 851</li> </ul>
Fruitvale & Dimond Areas	<ul style="list-style-type: none"> <li>• BART: Fruitvale</li> <li>• AC Transit: 1, 1R, 11, 14, 20, 21, 339, 39, 40, 45, 47, 51A, 54, 57, 58L, 62, NL, NX, NX1, NX2, NX3, NX4, NXC, 801, 805, 840, 851</li> </ul>
Coliseum BART Station Area	<ul style="list-style-type: none"> <li>• BART: Coliseum</li> <li>• AC Transit: 1, 1R, 314, 356, 45, 46, 73, 98, S, SB, 801, 805</li> </ul>
International Blvd TOD	<ul style="list-style-type: none"> <li>• AC Transit: 1, 1R, 356, 45, 46, 73, 98, 801, 805</li> </ul>
Eastmont Town Center	<ul style="list-style-type: none"> <li>• AC Transit: 356, 40, 45, 46, 57, 58L, 73, 75, 98, NL, NX, NX3, NX4, NXC, 805, 840</li> </ul>

Each of the BART Stations has at least 20-minute headways between trains. Route #1 in the San Antonio & Central Estuary and the International Boulevard TOD PDAs has at least 20 minute headways. Route #40 in the in the Eastmont Town Center has at least 20 minute headways.

## Part 2: Other Plans

Redevelopment Plan for the Broadway/MacArthur/San Pablo Redevelopment Project (Adopted July 25, 2000, amended March 6, 2007)

<http://www2.oaklandnet.com/Government/o/CityAdministration/d/NeighborhoodInvestment/o/SuccessorAgency/index.htm>

## Part 4: Narrative

1. *What is the overall vision for this area? How does the vision align with the place type selected (See Place Type Development Guidelines p. 18-19 in Station Area Planning Manual)?*

The overall vision for the City of Oakland's new "Golden Gate and North Oakland" PDA is to maintain and enhance the area as an increasingly desirable "Urban Neighborhood", and an appropriate location for infill residential and commercial development. This vision is supported by the existing General Plan land use designations for the area, which are predominantly: "Mixed Housing Type Residential", "Community Commercial", "Neighborhood Center Mixed Use", "Housing and Business Mix", and "Urban Residential".

This new PDA includes a number of significant mixed use corridors within its boundary, including:

- San Pablo Avenue - between 53<sup>rd</sup> St./ Emeryville border and 67<sup>th</sup> St./Berkeley border
- Stanford Avenue - between Vallejo St. and Adeline St.
- Lowell Street - between Adeline St. and the City of Emeryville border
- Adeline St. - between 53<sup>rd</sup> St./Emeryville border and Stanford Ave./Berkeley border
- Martin Luther King Jr. Way - between 53<sup>rd</sup> St. and City of Berkeley border
- Shattuck Avenue - between Hwy. 24 and City of Berkeley border
- Telegraph Avenue - between Hwy. 24 and City of Berkeley border
- Claremont Avenue - between Hwy. 24 and City of Berkeley border
- College Avenue - between Hwy. 24 and City of Berkeley border

The primary intent of the existing zoning for the corridor segments above is to create, maintain, and enhance areas in the City of Oakland that are appropriate for multi-unit residential structures in locations with good access to transportation and other services.

2. *What has to occur in order to fully realize this vision and place type? What has occurred in the past 5 years?*

There will need to be street improvement plans prepared and implemented for a number of the mixed use corridors listed in item #1 above. The street improvement plans and projects will need to address the needs of all modes of transportation, including pedestrian, bicycle, transit and auto. There will also need to be more coordinated planning between the cities of Oakland, Berkeley, and

Emeryville, since many of the corridors listed in item #1 continue through to the adjoining jurisdiction.

While work on these and other issues is needed to fully realize the City's vision for the new PDA, much has already been accomplished. For instance, the West Oakland Specific Plan, which was approved by the City of Oakland in July 2014, established a community vision for the portion of Adeline Street extending from 3<sup>rd</sup> Street in the West Oakland BART station area to the City of Emeryville border. As a complement to this previous work, the City of Berkeley is now underway on their Adeline Corridor Plan, with a focus on the portion of Adeline Street extending north from the Oakland border to the Ashby BART Station area.

Another important accomplishment the City of Oakland has completed in the last 5 years to help fully realize the vision for the new "Golden Gate and North Oakland" PDA was completion of the Citywide Zoning Update in March 2011, which implemented the land use policies of the General Plan and created a more transparent and consistent development review process.

- 3. Describe relevant planning processes, and how community members were involved in developing the vision and/or plan for the area.*

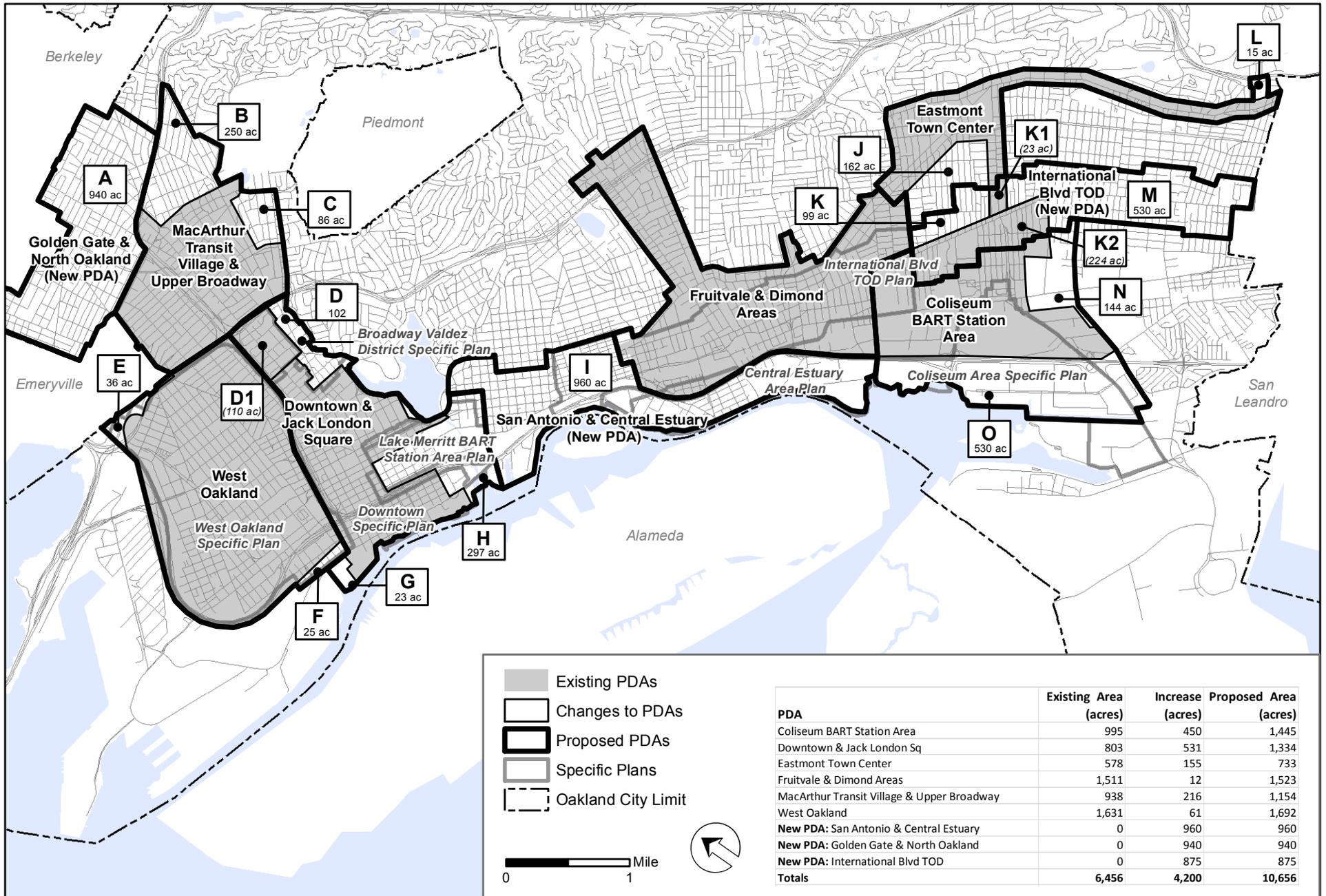
The former Broadway/MacArthur/San Pablo Redevelopment Area, adopted in 2000, comprised two distinct areas in North Oakland - one of which was the San Pablo Avenue corridor between 53rd Street and 67th Street. The City of Oakland held regular PAC meetings in the area until the dissolution of the Redevelopment Agency as of February 1, 2012.

Since that time, the community has continued to be involved in developing and supporting a vision for the area through initiatives such as the "San Pablo Avenue – Golden Gate Improvement Association" (SPAGGIA): an independent community organization that supports crime prevention initiatives, locally driven development, and community building within the Golden Gate neighborhood of North Oakland.

- 4. Describe how this area has the potential to be a leading example of smart growth for the Bay Area.*

The City of Oakland's existing Zoning and General Plan designations for the new "Golden Gate and North Oakland" PDA are intended to permit significant infill mixed use development in the area, primarily along the various corridors listed in item #1 above.





# Proposed and Existing Priority Development Areas (with PDA area changes)

Planning & Building Department  
April 15, 2015

Item 8, Attachment 2

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

2015 JUN 22 PM 12: 08

REVISED @ CITY COUNCIL 6/17/15

Approved as to Form and Legality

*Alee*

City Attorney

## OAKLAND CITY COUNCIL

RESOLUTION No. 85669 C.M.S.

Introduced by Councilmember \_\_\_\_\_

---

**A RESOLUTION, AS RECOMMENDED BY THE CITY PLANNING COMMISSION, ADOPTING APPROPRIATE CEQA FINDINGS AND NEW PRIORITY CONSERVATION AREA AND PRIORITY DEVELOPMENT AREA DESIGNATIONS WITHIN THE CITY OF OAKLAND**

**WHEREAS**, in August of 2014, the Association of Bay Area Governments (ABAG) requested nominations from local governments and special districts for Priority Conservation Areas (PCAs) and Priority Conservation Areas (PCAs) pursuant to the Plan Bay Area, a multi-agency regional planning initiative; and

**WHEREAS**, the Metropolitan Transportation Commission (MTC) will make federal funds available for areas with a PCA and/or a PDA designation for local jurisdictions and community organizations; and

**WHEREAS**, PCAs are mapped to regionally significant open spaces, recreation trails, and agricultural areas where there has been broad consensus for protection from development pressure and in urban areas to benefit community health, recreation, and climate and resilience; and

**WHEREAS**, ABAG defines four categories of PCAs: Urban Greening, Natural Landscapes, Regional Recreation, and Agricultural Lands; and

**WHEREAS**, the most appropriate locations for PCAs in these categories were determined based on criteria provided by ABAG, data sets provided from various sources, and input from multiple community workshops; and

**WHEREAS**, PDAs are areas where new development will support the day-to-day needs of residents and workers in a pedestrian-friendly environment served by transit; and

**WHEREAS**, the designation of PDAs informs regional agencies where financial incentives and assistance are needed to support local efforts in creating new development and complete communities; and

**WHEREAS**, the current PDA designations require updating because the City has adopted several specific and redevelopment plans since the last PDA adoption on February 9, 2010; and

**WHEREAS**, the specific and redevelopment plans define areas where the City desires new development; and

**WHEREAS**, none of the PCA or PDA designations will have regulatory authority, or affect in any way the existing regulatory or policy structure for land use contained in the City's General Plan, Specific Plans, Planning Code, or similar land use development policies or procedures; and

**WHEREAS**, the proposal relies on previously certified Final Environmental Impact Reports (EIRs) prepared for planning-level policy documents (such as the General Plan, the West Oakland, Lake Merritt Station Area, Broadway-Valdez, and Central Estuary Specific Plans, and various redevelopment plans) and, on a separate and independent basis, is also exempt from CEQA as described in the June 9, 2015 Community and Economic Development Committee Agenda Report; and

**WHEREAS**, at a duly noticed public hearing on April 15, 2015, the Planning Commission unanimously voted to recommend adoption of PCA and PDA designations, as revised by Planning Staff, on April 15, 2015; and

**WHEREAS**, at a duly noticed public meeting on June 9, 2015, the Community and Economic Development Committee voted to recommend adoption of PCA and PDA designations;

**WHEREAS**, on June 16, 2015, the City Council conducted a duly noticed public meeting on the matter, took public testimony and considered the matter; now, therefore be it

**RESOLVED**, that the City Council hereby adopts the PCA and PDA designations, as mapped in Exhibits A through E, as listed below, and hereby incorporated by reference.

Exhibit A: Adopted Priority Development Areas (PDAs)

Exhibit B: Adopted Natural Landscapes PCAs

Exhibit C: Adopted Urban Greening PCAs

Exhibit D: Adopted Regional Recreation PCAs

Exhibit E: Adopted Creek-Related PCAs; and be it

**FURTHER RESOLVED**, that the City Administrator will establish a community advisory committee, without returning to the City Council, to prioritize grants from regional agencies in Urban Greening PCAs and that the committee will make use of the equity checklist shown in Attachment J of the June 9, 2015 City Council Agenda Report and other factors that would make the City competitive for regional grants; and be it

**FURTHER RESOLVED**, that the Environmental Review Officer, or designee, is directed to cause to be filed a Notice of Determination/Exemption with the appropriate agencies; and be it

**FURTHER RESOLVED**, that the custodians and locations of the documents or other materials which constitute the record of proceedings upon which the City Council's decision is based, are respectively: (a) Planning and Building Department – Bureau of Planning, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, California; and (b) Office of the City Clerk, One Frank H. Ogawa Plaza, 1<sup>st</sup> Floor, Oakland California; and be it

**FURTHER RESOLVED**, that the recitals contained in this resolution are true and correct and are an integral part of the City Council's decision.

**JUN 17 2015**

IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_

**PASSED BY THE FOLLOWING VOTE:**

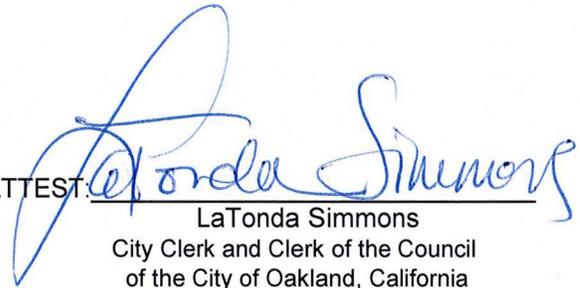
AYES - BROOKS, CAMPBELL WASHINGTON, GALLO, GIBSON, GUILLÉN, KALB, ~~KAPLAN~~, ~~REID~~ and PRESIDENT MCELHANEY - 6

NOES - 0

ABSENT - 1 - Kaplan

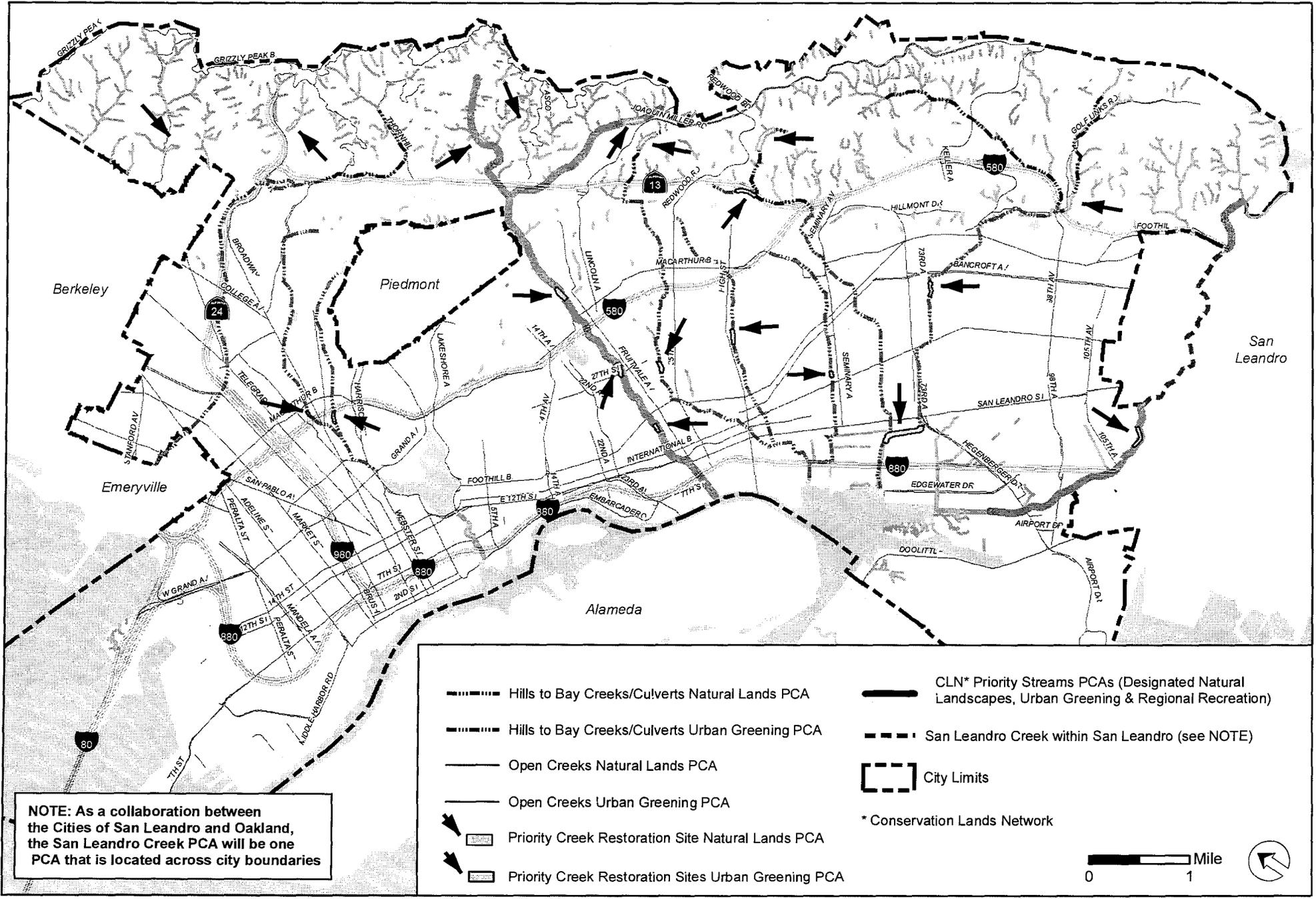
ABSTENTION - 1 REID

ATTEST: \_\_\_\_\_



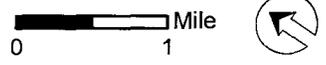
LaTonda Simmons  
City Clerk and Clerk of the Council  
of the City of Oakland, California

DATE OF ATTESTATION: \_\_\_\_\_



**NOTE: As a collaboration between the Cities of San Leandro and Oakland, the San Leandro Creek PCA will be one PCA that is located across city boundaries**

- Hills to Bay Creeks/Culverts Natural Lands PCA
- Hills to Bay Creeks/Culverts Urban Greening PCA
- Open Creeks Natural Lands PCA
- Open Creeks Urban Greening PCA
- Priority Creek Restoration Site Natural Lands PCA
- Priority Creek Restoration Sites Urban Greening PCA
- CLN\* Priority Streams PCAs (Designated Natural Landscapes, Urban Greening & Regional Recreation)
- San Leandro Creek within San Leandro (see NOTE)
- City Limits
- \* Conservation Lands Network



# Creek-Related PCAs

REVISED @ 6/17 CITY COUNCIL

Planning and Building Department  
June 9, 2015  
Item 8, Attachment 2

# EXHIBIT E

# **City of San Pablo**

# BayArea Plan Application for Priority Development Area (PDA) Designation

Enter information in the spaces provided and submit the requested attachments.

Part 1 - APPLICANT INFORMATION & AREA DETAILS		
Attach resolution showing local support for Priority Development Area designation		
a. Lead Applicant -City/County	San Pablo/Contra Costa County	
Contact Person	Roberta Feliciano	
Title	Planning Aide	
Department	Development Services, Planning	
Street Address	13831 San Pablo Avenue, Building 3	
City	San Pablo, CA	
Zip Code	94806	
Phone Number	(510) 215-3052	
Fax Number	(510) 215-3014	
Email	robertaf@sanpabloca.gov	
b. Area Name and Location	Rumrill Boulevard PDA	
c. Area Size (minimum acreage = 100)	57 acres	
d. Public Transit Serving the Area (existing and planned). From this list, please identify at least one route that has minimum 20-minute headways.	AC Transit: 71; 376	
e. Place Type (Identify based on the Station Area Planning Manual)	Mixed-Use Corridor	
	Current Conditions (Year: 2010 )	Future Goal (Horizon Year: 2030 )
f. Total Housing Units	10,520 (Citywide)	11,510 (Citywide)
g. Total Jobs	5,900 (Citywide)	8,510 (Citywide)
h. Net Project Density (New Housing)	unknown	unknown
i. Minimum/Maximum FARs (New Employment Development)	0.30-0.60	0.30-0.60

Part 2 – ADDITIONAL AREA INFORMATION		
	Yes	No
a. Is the proposed area currently recognized in the General Plan (i.e., called out as TOD, infill etc.)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have other plans (any targeted planning efforts including specific plans, precise plans, area plans, and supporting environmental studies) been developed within the last 15 years that cover the area? Note: If yes, please <u>attach</u> brief list of individual planning efforts and date completed (including web links to electronic versions if available). In the list, identify the primary plan for the area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

See attached Narrative for the Rumrill Boulevard Complete Streets Study website.

**Part 3 – MAPS OF PRIORITY DEVELOPMENT AREA**

Attach map(s) showing the proposed boundaries, land use designations and zoning, major transit services, and any other relevant information about the proposed area. In your electronic submission, please include GIS files of the area boundaries, if available. Photos of current conditions in the area are optional.

**Part 4 – NARRATIVE**

Attach separately a maximum two-page (8½ x 11 with 12 point font) narrative that addresses the following questions and provides any other relevant information.

- What is the overall vision for this area? How does the vision align with the place type selected (See Place Type Development Guidelines p. 18-19 in Station Area Planning Manual)?
- What has to occur in order to fully realize this vision and place type? What has occurred in the past 5 years?
- Describe relevant planning processes, and how community members were involved in developing the vision and/or plan for the area.
- Describe how this area has the potential to be a leading example of smart growth for the Bay Area.

**Part 5 – POTENTIAL ASSISTANCE NEEDED (check all that apply)**

Note: Assistance is not being offered with this application for area designation. This information will aid the development of tools and incentives for designated areas.

TECHNICAL ASSISTANCE	REQUEST FOR PLANNING GRANTS	REQUEST FOR CAPITAL GRANTS
<input checked="" type="checkbox"/> Assistance with policies to implement existing plan <input checked="" type="checkbox"/> Assistance with photo- simulations to depict future conditions <input checked="" type="checkbox"/> Assistance with local workshops and tours <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Funding for new area-wide specific plan or precise plan <input checked="" type="checkbox"/> Funding to update existing area-wide specific plan or precise plan <input checked="" type="checkbox"/> Funding for EIR to implement existing area-wide plan <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Funding for transportation projects (including pedestrian/bicycle) <input checked="" type="checkbox"/> Funding for housing projects <input checked="" type="checkbox"/> Funding for water/sewer capacity <input checked="" type="checkbox"/> Funding for parks/urban greening <input checked="" type="checkbox"/> Funding for streetscape improvements <input type="checkbox"/> Other:

**Part 6 – INFRASTRUCTURE BUDGET FOR PROPOSED AREA (OPTIONAL)**

Provide any information available about infrastructure needs and funding sources required to support development in the PDA The City of San Pablo seeks funding for the capital improvement to implement the Rumrill Boulevard / 13th Street Corridor Mobility Plan.

E-mail this completed application form and requested attachments to [ChristyL@abag.ca.gov](mailto:ChristyL@abag.ca.gov), and mail one hard copy of this application and attachments requested to the Association of Bay Area Governments, Attn: Christy Leffall, P.O. Box 2050, Oakland, CA 94604-2050. Please contact Regional Planner Christy Leffall at [ChristyL@abag.ca.gov](mailto:ChristyL@abag.ca.gov) or 510-464-7940 with questions about the application.

# Rumrill Avenue Priority Development Area

-  Rumrill Avenue PDA
-  San Pablo City Limits

## EXHIBIT A



## NARRATIVE

### 1. Background

San Pablo is located in West Contra Costa County off Interstate 80, minutes from the Bay Area cultural centers of Berkeley, Oakland and San Francisco. Surrounded by the cities of Richmond, Pinole, El Cerrito and Hercules, the City is a working class community with a diverse population of over 29,000 within two and one-half square miles. The City has 9,571 residential units with 43% owner occupied and 49% rental units. Over the past seven years, the City constructed 416 units for low and very low income households. This number exceeds the regional housing needs allocation by 200 units. The 2010 census table below describes the demographics and economic needs of the City of San Pablo:

<b>Demographics</b>	<b>San Pablo</b>	<b>California</b>
Population (2010 Census)	29,139	37,253,956
White	32.2%	50.2%
African-America	14.9%	6.7%
Latino	56.4%	32.4%
Asian and others	14.9%	10.7%
Unemployment (2007)	15.3%	12.4%
Poverty (2000)	19.6%	16.3%

The Rumrill Boulevard Corridor in San Pablo is in a state of extreme decline and requires urgent attention. This Corridor runs parallel to the westernmost city limits of the City and also parallels the Union Pacific and Burlington Northern Santa Fe (BNSF) railroad tracks. Heavy and light industrial land uses are located in this area. Despite being planned for this land use, industrial activity is intermixed with other uses. Today, the area is occupied by a mix of warehouses, junkyards, wholesalers, scattered residential and commercial/retail uses.

*Vision for the Area:* The City adopted a new General Plan 2030, in April 2011. By nature, the General Plan has policies and goals for the entire City. In addition to city-wide policies based on land use designations, the Land Use Element of the General Plan also includes policies that apply only to specific planning subareas. Unlike city-wide policies, the subarea policies are geared towards specific issues and concerns identified at a local level. Through the planning and public participation process three Special Planning Subareas were selected; the Rumrill subarea was one of them.

The Rumrill Boulevard subarea encompasses land on both sides of Rumrill Boulevard from the City limits boundary in the south, to the junction of Brookside Drive and Rumrill Boulevard on the north. The community vision for this subarea consists of an industrial district with a business-park like atmosphere. The district's identity would be shaped by well-designed light industrial or commercial buildings with pedestrian scaled landscaping and streetscape improvements. The community desired to focus on improving views as seen from Rumrill Boulevard and removing existing blight. On the east side of Rumrill Boulevard, there currently exists an eclectic mix of neighborhood commercial uses and residential uses with differing building setbacks and heights. Despite being planned for this land use, industrial activity is intermixed with other uses. Today, the area is occupied by a mix of warehouses, junkyards and wholesalers. Many residential plots have been turned into storage spaces or parking for cars.

The most important challenge here is to introduce a sense of order to the development pattern complete with design standards and streetscape improvements that encourage investment along the corridor.

The General Plan created a new designation for this subarea- Industrial Mixed-Use. This designation is intended for light manufacturing, distribution, sales and services with ancillary commercial and office space; including single and multi-story office, flex-space, and industrial building for single and multiple users, warehouse uses, and research and development activities. Buildout is assumed at an FAR of 0.40. Ultimately, the City anticipates the creation of a pedestrian friendly corridor providing multiple transit options such as; biking, walking, and the use of mass transit to encourage employment and livability within this area.

*B. Place Type:* The most appropriate place type for the Rumrill Corridor is a Mixed-Use Corridor. This corridor is served by AC Transit and runs parallel to railroad tracks and, as previously mentioned, consists of a mix of industrial, residential, commercial, employment and civic uses. The General Plan calls for increased density and encourages increased use of public transit. Rumrill Boulevard connects to Contra Costa College at its northern end and 2 miles south of the San Pablo city limits it connects to the Richmond Bart station.

## **2. Existing Policies**

The City Council has adopted a Priority Workplan that includes the development of a Specific Plan for Rumrill that is in lockstep with the new General Plan. The Council is supportive of how Specific Plans have been used in the past as active planning tools to promote development consistent with the community's vision, as identified in the General Plan. The intent is that together, these documents will offer a roadmap for future development and prosperity of this area of the community that is consistent with the Regional Blueprint in the creation of housing and employment.

The following section identifies some of the existing policies in the City's General Plan.

*A. Transportation Demand Management:* The current General Plan encourages alternative modes of transportation through design features and land use relationships. The City aims to provide new and improved pedestrian, bicycle, and transit facilities (see General Plan Policy GME-G-3 Growth Management). Further, the City will require the provision of bicycle parking and related facilities in new employment-generating development to facilitate multimodal commute choices (see General Plan Policy C-I-16 Circulation). In addition, the City pledges to continue working with AC Transit to advocate for service expansion, improvement of service and increased ridership.

*B. Pedestrian Oriented Design Standards:* The General Plan recognizes the importance of the Rumrill Corridor as a subarea and Specific Policies were adopted that call for the development of specific Zoning Standards that promote a "park like" setting for light industry along Rumrill Boulevard (see General Plan Policy LU-1-41 Land Use). Policies also encourage the development and transition of residential development along this corridor to create synergy and a safe environment for the west side of the City (see General Plan Policy LU-1-43 Land Use).

*C. Affordable Existing Housing Policies:* The City recognizes the need for higher density and affordable housing to ensure that growth benefits all residents regardless of socio-economic

status. Current policy promotes mixed-use, high density infill development and promotes land use patterns that make more efficient use of the transportation system (see General Plan Policy GME-G-4 Growth Management) and encourages affordable housing product types such as the ownership of townhomes, rental apartment units, and multi-family housing (see General Plan Policy H-2.1.1 Housing). Policies encourage the construction of multi-family housing near community amenities, and transportation routes as well as improvements to infrastructure and community facilities.

*B. The Planning Process:* The newly adopted General Plan summarizes the community's vision for this corridor and changed the designation from previously Heavy Commercial and light Commercial land use designations to Industrial Mixed-use. An environmental evaluation analysis (program EIR) was prepared as part of the General Plan. This process will enable a developer to initiate development with a limited number of entitlement requirements. As mentioned previously the intent of this newly created designation is to promote light manufacturing, distribution, sales and services with ancillary commercial and office space; including single and multi-story office, flex-space, and industrial building for single and multiple users, warehouse uses, and research and development activities. The City Council has included the development of a Specific Plan for Rumrill Boulevard to further detail development standards, allowable uses, pedestrian and transit connections in their adopted Work plan for the next year. Completing a Specific Plan for Rumrill is a high priority.

*View Documents online:*

City of San Pablo, General Plan 2030  
<http://www.sanpabloca.gov/gp2030>

Rumrill Boulevard Complete Streets Study  
<http://sanpabloca.gov/index.aspx?NID=1336>

**RESOLUTION 2011-132**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN PABLO  
AUTHORIZING AN APPLICATION FOR FOCUS PRIORITY DEVELOPMENT AREA  
(PDA) DESIGNATION OF THE RUMRILL BOULEVARD PLANNING AREA.**

WHEREAS, the Association of Bay Area Governments and the Metropolitan Transportation Commission in coordination with the Bay Area Air Quality Management District and Bay Conservation and Development Commission (collectively, the “regional agencies”) are undertaking a regional planning initiative called FOCUS; and

WHEREAS, FOCUS program goals support a future regional development pattern that is compact and connected; and

WHEREAS, the regional agencies seek local government partners to create a specific and shared concept of where growth can be accommodated (priority development area) and what areas need protection (priority conservation area) in the region; and

WHEREAS, the City of San Pablo shares the regional agencies vision of developing sustainable land use growth patterns that improve residents accessibility to services through improved walkability and public transit options; and

WHEREAS, a priority development area must meet all of the following criteria: (a) within an existing community, (b) near existing or planned fixed transit (or served by comparable bus service) and (c) is planned, or is planning, for more housing; and

WHEREAS, the Rumrill Boulevard planning area meets all of the above criteria; and

WHEREAS, local governments in the nine county San Francisco Bay Area are eligible to apply for designation of an area within their community as a priority development area; and

WHEREAS, the regional agencies are committed to securing incentives and providing technical assistance to designated priority development areas so that positive change can be achieved in communities working to advance focused growth; and

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of San Pablo, authorizes submitting an application to designate the Rumrill Boulevard planning area (as shown in Exhibit A) a priority development area.

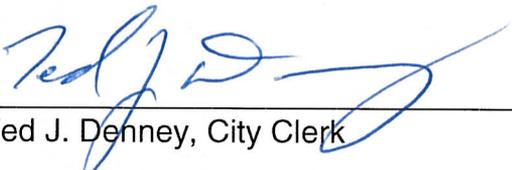
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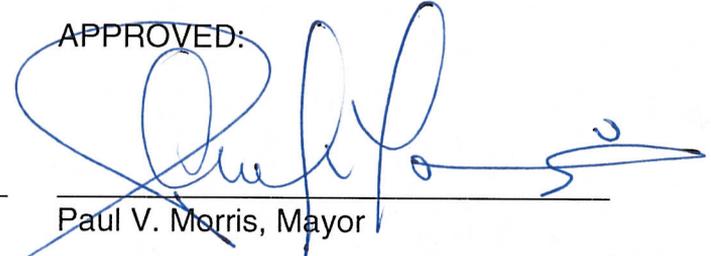
Adopted this 5<sup>th</sup> day of December, 2011, by the following vote to wit:

AYES:	COUNCILMEMBERS:	McNeil, Valdez, Calloway, Cruz and Morris
NOES:	COUNCILMEMBERS:	None
ABSENT:	COUNCILMEMBERS:	None
ABSTAIN:	COUNCILMEMBERS:	None

ATTEST:

APPROVED:

  
\_\_\_\_\_  
Ted J. Denney, City Clerk

  
\_\_\_\_\_  
Paul V. Morris, Mayor

# **City of Vallejo**

**BayArea Plan** Application for Priority Development Area (PDA) Designation

Enter information in the spaces provided and submit the requested attachments.

<b>Part 1 - APPLICANT INFORMATION &amp; AREA DETAILS</b>		
<u>Attach</u> resolution showing local support for Priority Development Area designation		
a. Lead Applicant -City/County	City of Vallejo	
Contact Person	Mark Hoffheimeir	
Title	Senior Planner, Long Range Planning	
Department	Planning Division	
Street Address	555 Santa Clara Street	
City	Vallejo	
Zip Code	94590	
Phone Number	(707)645-2610	
Fax Number	(707) 552-0163	
Email	mark.hoffheimer@cityofvallejo.net	
b. Area Name and Location	Sonoma Boulevard Specific Plan (on the western side of Vallejo between Redwood Street and Curtola Parkway)	
c. Area Size (minimum acreage = 100)	157 acres (inclusive of street right-of-ways; 121 acres of land within blocks and 36 acres of street right-of-way)	
d. Public Transit Serving the Area (existing and planned). From this list, please identify at least one route that has minimum 20-minute headways.	Please see attached.	
e. Place Type (Identify based on the Station Area Planning Manual)	Mixed Use Corridor	
	Current Conditions (Year: 2014)	Future Goal (Horizon Year: 2040)
f. Total Housing Units	150 units	150 existing+885 new= 1,035 units
g. Total Jobs	5,100 Jobs	1,100 Net New
h. Net Project Density (New Housing)	N/A	17.5 to 86 du/acre
i. Minimum/Maximum FARs (New Employment Development)	0.25 to 0.75	0.75 to 3.4

<b>Part 2 – ADDITIONAL AREA INFORMATION</b>		
	Yes	No
a. Is the proposed area currently recognized in the General Plan (i.e., called out as TOD, infill etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have other plans (any targeted planning efforts including specific plans, precise plans, area plans, and supporting environmental studies) been developed within the last 15 years that cover the area? <b>Note: If yes, please <u>attach</u> brief list of individual planning efforts and date completed (including web links to electronic versions if available). In the list, identify the primary plan for the area.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Part 3 – MAPS OF PRIORITY DEVELOPMENT AREA**

Attach map(s) showing the proposed boundaries, land use designations and zoning, major transit services, and any other relevant information about the proposed area. In your electronic submission, please include GIS files of the area boundaries, if available. Photos of current conditions in the area are optional.

**Part 4 – NARRATIVE**

Attach separately a maximum two-page (8½ x 11 with 12 point font) narrative that addresses the following questions and provides any other relevant information.

- What is the overall vision for this area? How does the vision align with the place type selected (See Place Type Development Guidelines p. 18-19 in Station Area Planning Manual)?
- What has to occur in order to fully realize this vision and place type? What has occurred in the past 5 years?
- Describe relevant planning processes, and how community members were involved in developing the vision and/or plan for the area.
- Describe how this area has the potential to be a leading example of smart growth for the Bay Area.

**Part 5 – POTENTIAL ASSISTANCE NEEDED (check all that apply)**

Note: Assistance is not being offered with this application for area designation. This information will aid the development of tools and incentives for designated areas.

TECHNICAL ASSISTANCE	REQUEST FOR PLANNING GRANTS	REQUEST FOR CAPITAL GRANTS
<input type="checkbox"/> Assistance with policies to implement existing plan <input type="checkbox"/> Assistance with photo- simulations to depict future conditions <input type="checkbox"/> Assistance with local workshops and tours <input checked="" type="checkbox"/> Other: Engineering and Design Services	<input checked="" type="checkbox"/> Funding for new area-wide specific plan or precise plan <input type="checkbox"/> Funding to update existing area-wide specific plan or precise plan <input type="checkbox"/> Funding for EIR to implement existing area-wide plan <input checked="" type="checkbox"/> Other: Streetscape Plan Capitol Improvements Plan	<input checked="" type="checkbox"/> Funding for transportation projects (including pedestrian/bicycle) <input checked="" type="checkbox"/> Funding for housing projects <input type="checkbox"/> Funding for water/sewer capacity <input checked="" type="checkbox"/> Funding for parks/urban greening <input checked="" type="checkbox"/> Funding for streetscape improvements <input type="checkbox"/> Other:

**Part 6 – INFRASTRUCTURE BUDGET FOR PROPOSED AREA (OPTIONAL)**

Provide any information available about infrastructure needs and funding sources required to support development in the PDA

E-mail this completed application form and requested attachments to [Christyl@abag.ca.gov](mailto:Christyl@abag.ca.gov), and mail one hard copy of this application and attachments requested to the Association of Bay Area Governments, Attn: Christy Leffall, P.O. Box 2050, Oakland, CA 94604-2050. Please contact Regional Planner Christy Leffall at [Christyl@abag.ca.gov](mailto:Christyl@abag.ca.gov) or 510-464-7940 with questions about the application.



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Planning Division · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4326

**APPLICATION FOR PRIORITY DEVELOPMENT AREA (PDA) DESIGNATION**  
**EXHIBIT B: Supplemental Information for the Sonoma Boulevard Specific Plan PDA**  
**Application June 30, 2015**

**PART 1. APPLICANT INFORMATION AND AREA DETAILS**

**Section d. Public Transit Serving the area (existing and planned)**

Solano County Transit (Soltrans) is the public transit serving the area.

Existing: Soltrans Routes 2 and 7 offer bus service every 30 minutes on portions of Sonoma Boulevard; other routes intersect the boulevard and run every 30 to 60 minutes depending on route and time of day.

Planned: Soltrans routes are planned along the entire boulevard with 30 minute headways, with a BRT in the long-term with 15 minute headways.

**PART 2. ADDITIONAL AREA INFORMATION**

**Section a. Is the proposed area currently recognized in the General Plan (i.e. called out as TOD, infill, etc.)**

The project area is not called out in the City's existing General Plan. However, it will be incorporated into the City's new General Plan Update, which is currently being prepared with a planned adoption in late 2016.

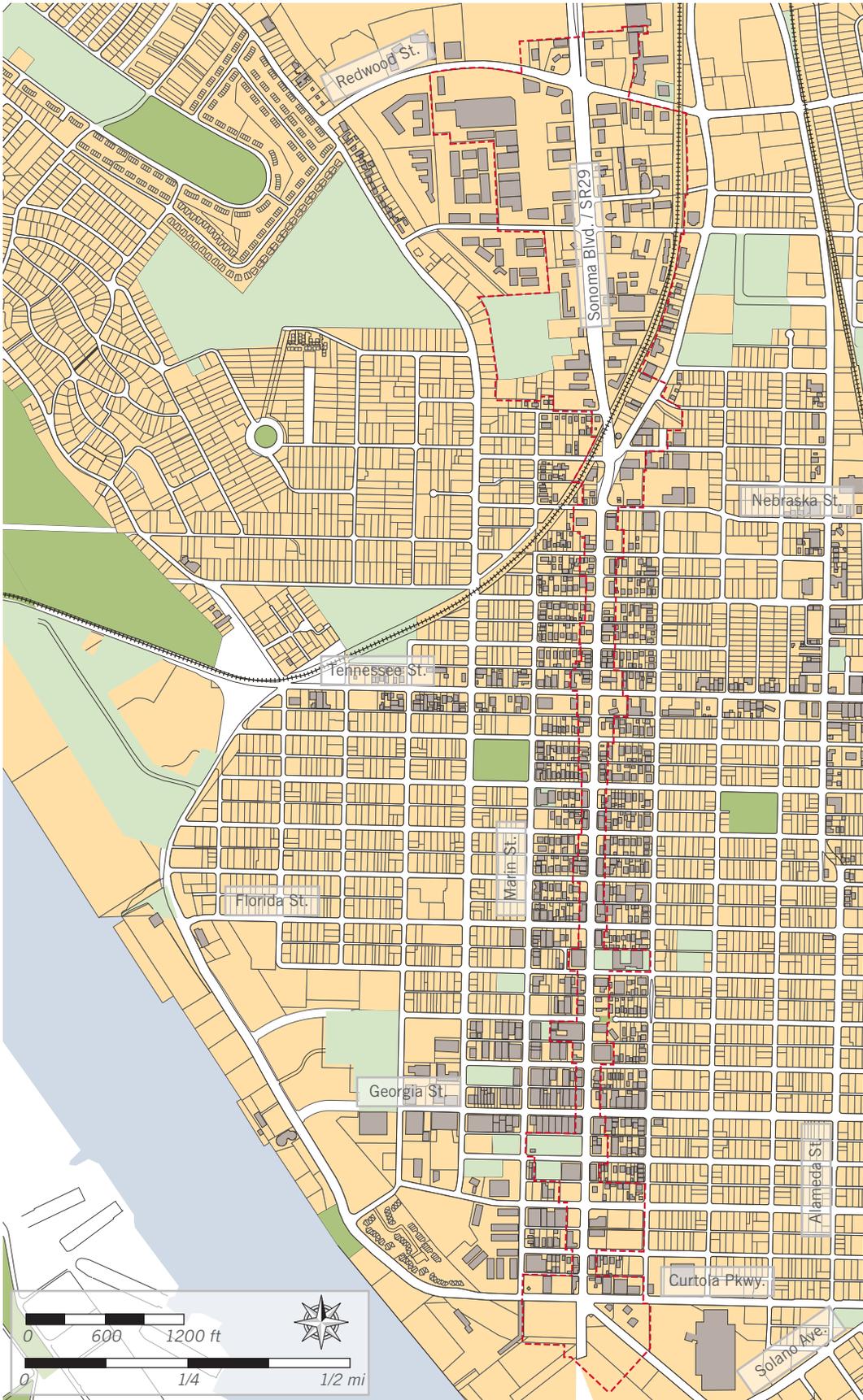
**Section b. Have any other plans, (any targeted planning efforts including specific plans, precise plans, area plans and supporting environmental studies) been developed within the last 15 years that cover the area?**

The *Sonoma Boulevard Corridor Design Plan*, predecessor to and foundation for the Sonoma Boulevard Specific Plan, was adopted by the City in 2013. Please go to <http://www.ci.vallejo.ca.us/cms/One.aspx?portalId=13506&pageId=25631> to find the report.

For the purposes of this PDA application, the primary plan for the area is the *Sonoma Boulevard Specific Plan*, which is under preparation at this time (Admin Draft submitted with this application). The Public Review Draft is scheduled for release in July, 2015. Formal adoption of the Specific Plan is anticipated for the fall of 2016, to coincide with the adoption of the City's new General Plan.

A *Downtown and Waterfront Priority Development Area* was previously established for the Downtown and Waterfront, which includes a portion of the Sonoma Boulevard Specific Plan project area. A small portion of the Downtown Area is included in the Sonoma Boulevard Specific Plan. Please see the attached maps (Exhibits C.8 and C.9) that indicates the overlapping boundaries of both plans. The Sonoma Boulevard plan will supersede the Downtown and Waterfront PDA, but it does not alter or change the intent of the Downtown and Waterfront PDA in any way. In fact, this proposed plan will enhance and create a welcoming gateway into the Downtown area.

# Sonoma Blvd. Specific Plan



**Key**

- Specific Plan boundary
- - - - City boundary
- Street Edge
- Parks
- Civic Uses
- Building Footprints

Base Map  
Vallejo, California



# 3.1 Vision Overview

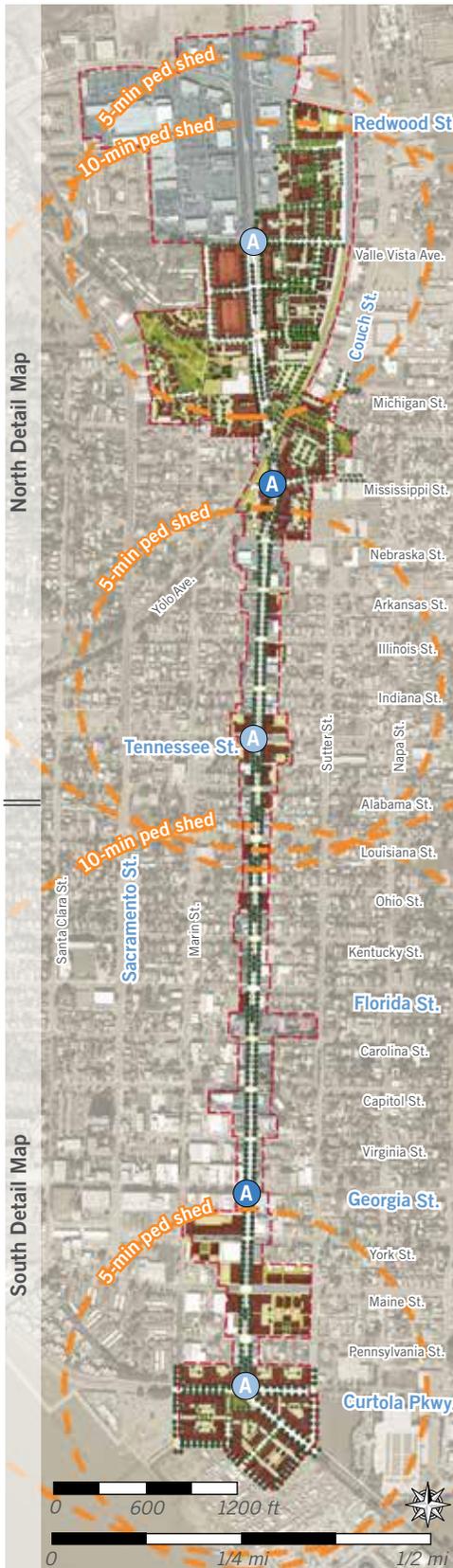


Figure 3.1.1: Illustrative Plan of the Vision

Sonoma Blvd. becomes a series of distinct, appealing and memorable places for residents and visitors that connects revitalized neighborhoods and districts on both sides of the corridor with new amenities. Among the many improvements and changes along the corridor, the following are key features of the vision:

- A Five activity nodes organize the 1.8 miles of Sonoma Blvd.** Community-serving activity nodes at Georgia St. and Couch St. and neighborhood-serving activity nodes at Curtola Pkwy., Indiana St., and Valle Vista Ave. are created.
- B Downtown extends out along Sonoma Blvd.** Sonoma Blvd. makes people notice Downtown at Georgia St. by extending the Downtown pedestrian-oriented character, widened sidewalks from Maine St. to Capitol St., retail, restaurants and lively sidewalk activity out along Sonoma Blvd.
- C Slowed vehicular traffic makes the street appealing for outdoor dining, pedestrians and cyclists.** From Pennsylvania St. to Arkansas St., the 4-lane street is reconfigured to a 2-lane main street with widened sidewalks, street trees, and bike lanes, significantly improving this stretch of Sonoma Blvd., making it a desirable business address.
- D Neighborhood-serving activity node at Indiana St.** This intersection and the immediate blocks north and south are transformed into an appealing set of buildings and civic spaces that work with existing historic assets and new buildings, becoming an amenity within walking distance of adjacent neighborhoods.
- E Community-serving activity node at Couch St.** People have choices of housing served by transit, providing the option to not always need a car; concentrated retail, restaurants and services appeal to residents within a short walking distance.
- F Neighborhood-serving activity node at Curtola Pkwy.** The five-point intersection of Curtola Pkwy. and Sonoma Blvd. is improved to a four-point intersection to accommodate regional and local traffic while making a memorable place anchored by neighborhood-serving retail, restaurants, office and housing around a new civic space at the southern terminus of Sonoma Blvd.
- G Transformation of large parking lots into neighborhood-serving activity node at Valle Vista Ave.** In the long-term, code improvements incentivize owners and tenants of existing retail, restaurants and office to become part of new residential neighborhoods providing nearby customers for the businesses and walkable services for the residents.

**Pedestrian Sheds & Activity Nodes**

A 'ped shed' is based on the distance the average person can comfortably walk from the **activity node**, an area of retail and services, to its edge in about 5 minutes.

**Community serving (A) and Neighborhood serving (A) activity nodes** and ped sheds are noted on map to left. See Section 3.2.2 for a full explanation.

### The Vision and its Effect on Existing Conditions

On pages, 3-4 to 3-7, diagrams are provided to compare the expected effects of the vision on the existing conditions summarized in Chapter 2.

Each transect designation is at the General Plan policy level and implements a particular physical environment in the vision by giving qualitative information about the physical character and form, intensity of development, type of place, and mix of uses in that environment. This policy-level direction is then carried into the preparation of zoning standards for day-to-day implementation. Through the three transect designations mapped at right; the three environments identified in this Specific Plan’s vision are implemented.

**Changes to General Plan Designations Explained**

As discussed earlier, the form-based approach utilizes physical form and character as the organizing principle for its information and direction. This is in contrast to the conventional practice that utilizes land-use as its organizing principle. For areas that desire to continue with auto-oriented patterns where land use is the organizing principle, conventional General Plan land use designations will be maintained. For areas that are already in the walkable urban pattern or desire to transform to that pattern, Transect Designations will be applied.

For this reason, the General Plan designations along Sonoma Blvd. are transect designations, replacing the previous General Plan land-use designations. Each conventional General Plan land use designation will be implemented through conventional zoning in Title 16. Each transect designation will be implemented through form-based zoning in Title 16.

See following spread for enlarged Transect Designation sections Figures 3.2.21 to 3.2.23

**Key**

- - - Corridor Boundary
- Infill Plan <sup>1</sup>
- T4Neighborhood
- T4 Main Street
- T5 Main Street

<sup>1</sup>See p. 3-39



Figure 3.2.20: Transect Designations key plan

**Exhibit C.8: Downtown and Waterfront PDA - Proposed Change (showing proposed Sonoma Blvd PDA)**



**FIGURE A PROPOSED REVISION (WITH PROPOSED SONOMA BLVD PDA SHOWN)**

**PRIORITY DEVELOPMENT AREA 8  
VALLEJO DOWNTOWN & WATERFRONT**

Item 8, Attachment 24/15

FIGURE:  
**A**

SCALE:  
NONE

DATE:



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**APPLICATION FOR PRIORITY DEVELOPMENT AREA (PDA) DESIGNATION**  
**EXHIBIT D: Narrative for the Sonoma Boulevard Specific Plan PDA Application**  
**June 30, 2015**

**PART 4. NARRATIVE**

**Vision and Place Type**

The City of Vallejo has proposed to implement a Specific Plan to help successfully revitalize Sonoma Boulevard. Vallejo is located north and east of San Pablo Bay, flanked by the City of Benicia to the east and American Canyon to the north. The Plan Area runs along Sonoma Boulevard, the spine of Vallejo, from Redwood Street in the north to Curtola Parkway in the south. The corridor runs 1.8 miles in length and consists of parcels directly adjacent to the corridor with a few side streets.

The focus of the Sonoma Boulevard Specific Plan is to revitalize the portion of Sonoma Boulevard from Redwood Street to Curtola Parkway. Sonoma Boulevard is a mixed-use, primarily commercial corridor that passes through the City's historic center, including downtown, and mixed-income and lower-income neighborhoods. It is lined with vacant and underutilized properties, in addition to some successful businesses, many of long-standing.

The Sonoma Boulevard Specific Plan, when completed, will include a vision for the revitalization of Sonoma Boulevard; development standards for both the public realm - the street right-of-way - and adjacent private properties; and an implementation strategy for achieving the street's revitalization by 2040. The Specific Plan will propose transforming Sonoma Boulevard into a "complete street", comfortably accommodating pedestrians, bicyclists, and transit users as well as motorists. It will encourage revitalization of the corridor through a variety of public realm enhancements that also calm traffic to make the street safer for pedestrians and bicyclists; new development codes allowing for mixed-use infill development, including a variety of employment-based commercial enterprises and housing types catering to all income levels and households; and incentives and other programs that encourage the revitalization of private property.

The vision of the Sonoma Boulevard Specific Plan aligns best with the Mixed-Use Corridor and the Mixed-Use Neighborhood Corridor. The Specific Plan calls for a mix of commercial and higher density residential uses along the corridor where the corridor is mostly commercial now. It also calls for several mixed-use Activity Nodes along the corridor with neighborhood serving

uses. A more regional serving Activity Node is at Downtown within a short distance of the Vallejo Transit Center and the Vallejo Ferry Terminal.

### **Implementation**

The Sonoma Boulevard Specific Plan identifies and describes the actions, improvements, standards, and financing measures that incrementally will make the vision a reality. Some examples of these include: establishing a Sonoma Boulevard Revitalization team to oversee daily activities of implementing this plan; adopting a Form-Based Code and working with the real estate and development community to help them learn how to use it; recruiting and informing housing and business developers to consider sites along Sonoma Boulevard; and installing capital infrastructure improvements.

### **Planning Process**

Community engagement is an important part of the project, in that the vision of the Specific Plan is community-based. The outreach efforts to date have included community workshops focused on Guiding Principles (aspirational statements intended for the City-wide General Plan, City-wide Zoning Code and the Sonoma Boulevard Specific Plan); stakeholder interviews with key businesses, property owners, and community and business groups; meetings with the Sonoma Boulevard Working Group, an ad hoc committee of the 15-member General Plan Working Group (which is focused on the City's General Plan Update); and two, 4-day Design Charrettes with community members and business interests. All of these outreach activities happened in the first half of 2014, and the information garnered through the analysis work and community input forms the foundation for the Specific Plan. The public-review Draft Specific Plan is due to be available for public comment in the summer of 2015, with final adoption planned for the fall of 2016, to coincide with the final adoption of the City's General Plan.

### **Leading Example of Smart Growth**

The Sonoma Boulevard Specific Plan has the potential to be a leading example of smart growth in the Bay Area. Currently the corridor has a low appeal among residents and visitors because of a level of disinvestment, and Sonoma Boulevard isn't seen as a destination but as a route to other places. With the implementation of the Specific Plan, the corridor can be transformed into a vibrant location of activities and job generating businesses, and it can catalyze development in the City's historic core. Providing a mix of retail, food and services for the community and visitors will revitalize the area and make it become a desirable destination. A variety of housing types aimed at a variety of income levels provide choices not found elsewhere in Vallejo, such as the opportunity to live and work at home, to live at or near an activity node or not need a personal vehicle. Emphasizing Sonoma Boulevard as one of Vallejo's most important North-South streets can serve as a gateway to the community and an amenity-rich destination.

**RESOLUTION NO. 15-070 N.C.**

**A RESOLUTION OF THE CITY COUNCIL SUPPORTING THE DESIGNATION OF THE SONOMA BOULEVARD SPECIFIC PLAN PROJECT AREA AS AN ASSOCIATION OF BAY AREA GOVERNMENTS (ABAG) PRIORITY DEVELOPMENT AREA (PDA)**

\*\*\*\*\*

**WHEREAS**, the Association of Bay Area Government (ABAG) requested applications for designation of areas within member jurisdictions as Priority Development Areas (PDA) as part of their Plan Bay Area; and

**WHEREAS**, the Association of Bay Area Governments and the Metropolitan Transportation Commission in coordination with the Bay Area Air Quality Management District and Bay Conservation and Development Commission (collectively, the "regional agencies") have adopted Plan Bay Area as the Sustainable Communities Strategy for the San Francisco Bay Area region; and

**WHEREAS**, the regional agencies seek local government partners to create a specific and shared concept of where growth can be accommodated (priority development area) and what areas need protection (priority conservation area) in the region; and

**WHEREAS**, a priority development area must meet all of the following criteria: (a) within an existing community, (b) near existing or planned fixed transit (or served by comparable bus service) and (c) is planned, or is planning, for more housing; and

**WHEREAS**, the City staff has identified the Sonoma Boulevard Specific Plan project area as meeting the required criteria for the PDA designation; and

**WHEREAS**, designation as a Priority Development Area will make the area eligible for future grant funding to implement the Sonoma Boulevard Specific Plan.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council hereby supports the designation of the Sonoma Boulevard Specific Plan planning area as a Priority Development Area.

Adopted by the Council of the City of Vallejo at a regular meeting held on June 23, 2015 with the following vote:

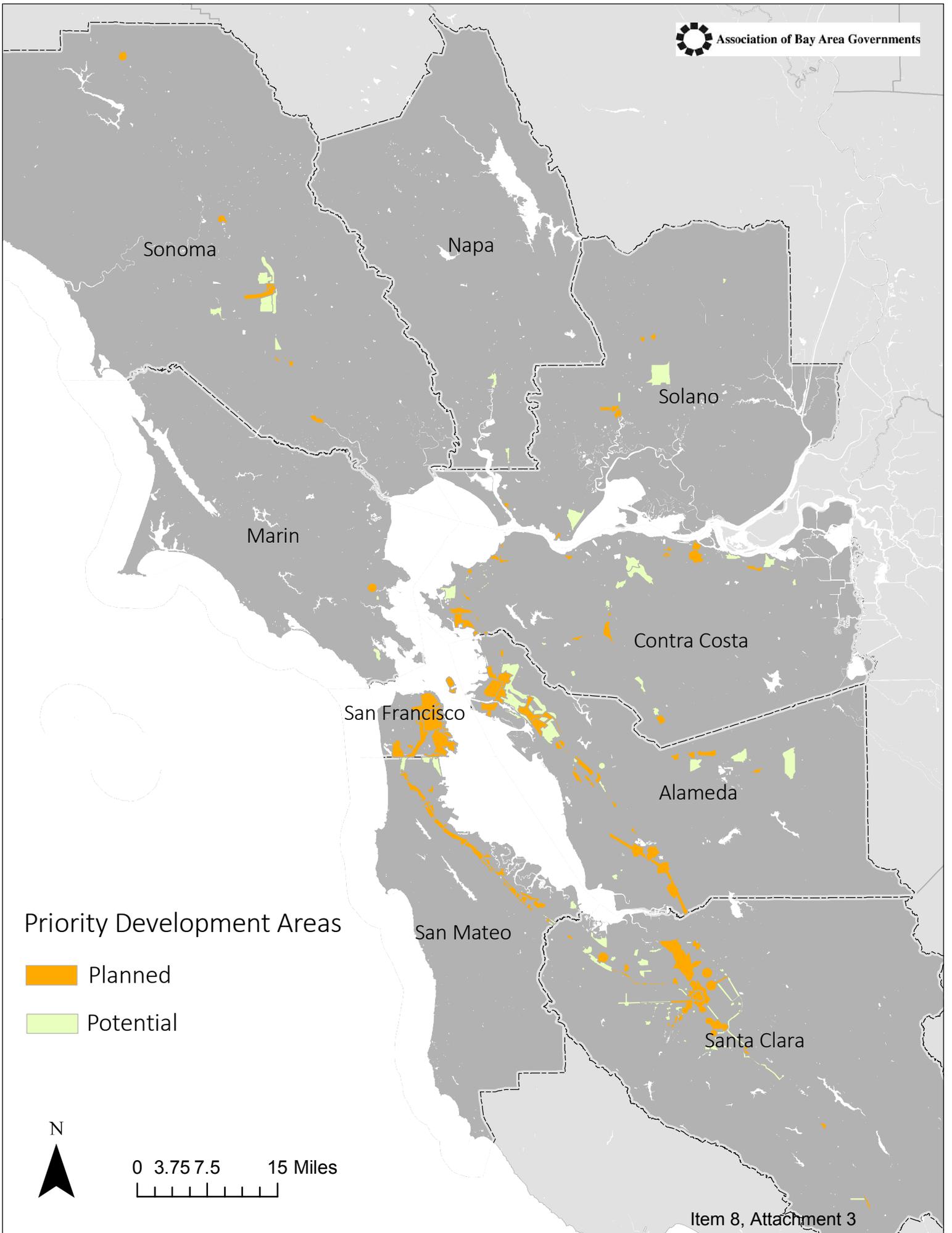
- AYES: Mayor Davis, Vice Mayor Malgapo, Councilmembers Dew-Costa, McConnell, Miessner, Sampayan, and Verder-Aliga
- NOES: None
- ABSENT: None
- ABSTAIN: None

  
 \_\_\_\_\_  
 OSBY DAVIS, MAYOR

ATTEST:

  
 \_\_\_\_\_  
 DAWN G. ABRAHAMSON, CITY CLERK

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Priority Development Areas

-  Planned
-  Potential



0 3.75 7.5 15 Miles

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# ASSOCIATION OF BAY AREA GOVERNMENTS

Representing City and County Governments of the San Francisco Bay Area



**ABAG**

Date: August 28, 2015  
To: ABAG Executive Board  
From: Miriam Chion  
Planning and Research Director  
Subject: **Priority Conservation Area Nominations and Staff Recommendations**

## Summary

Priority Conservation Areas (PCAs) were established at the same time as the locally nominated Priority Development Areas (PDAs) to function as complementary programs in the region's long range sustainable growth strategy. The goal of the PCA program is to support Plan Bay Area by preserving and enhancing the natural, economic and social value of open space lands amidst a growing population throughout the Bay Area.

In July 2014, the ABAG Executive Board approved an updated PCA program to allow for: 1) nullification of existing PCAs originally adopted in 2008; 2) selection of designations for existing PCAs; and 3) submission of new PCA nominations. The new program inviting PCA updates and nominations was launched August 1, 2014 with a deadline of May 30, 2015.

During that time, cities, counties and park/open space districts put forth a great deal of effort to consider previously adopted PCAs and nominate new PCAs. We commend them for this work and for demonstrating strong support for the PCA program through partnership and collaboration. Staff requests adoption of 68 new PCAs recommended in this staff report. At their August 5, 2015 meeting, after a discussion about the need for additional funding, regional significance and making a distinction between PCAs and other protected open space lands, the Regional Planning Committee voted unanimously to recommend that the ABAG Executive Board adopt the 68 new Priority Conservation Areas described in this packet.

## Process for Confirming Existing and Nominating New PCAs

The PCA program provides Bay Area localities with an opportunity to nominate areas included in their conservation strategies for regional PCA recognition. To facilitate these requests, ABAG staff created a PCA website with the application, details about the approval process, a list of frequently asked questions and resources for identifying PCA designations, benefits and co-benefits. The application is shown in Attachment 1 and the PCA website is viewed at <http://abag.ca.gov/priority/conservation/>.

## **Priority Conservation Area 2015 Nominations**

August 28, 2015

2

### *Existing PCAs*

Local jurisdictions with existing PCAs adopted in 2008 were allowed to nullify one or more PCAs by adopting a resolution of opposition at a public meeting. This gave the local jurisdiction the option to weigh in on PCA nominations that they did not initiate during the first PCA round. The 90-day period to nullify existing PCAs extended from September 8, 2014 to December 8, 2014. Only one jurisdiction took advantage of the nullification process.

Sponsors of existing PCAs were asked to select a designation and resulting community benefits for each PCA that recognizes the different roles these areas serve in supporting the region's natural systems, rural economy, human health and benefits to the community. Staff provided an online tool to aid in selecting designations and benefits for PCAs. The four PCA designations are: Natural Landscapes, Agricultural Lands, Urban Greening and Regional Recreation. The designations assigned to existing PCAs are presented in Attachment 2.

### *New PCA Nominations*

For new PCA nominations, the program update restricted eligible sponsors to local jurisdictions and park/open space districts. A resolution of support adopted by the sponsoring agency at a public hearing was required for a new PCA nomination. In addition, if PCAs were proposed in an adjacent agency's jurisdiction, evidence of notification to the neighboring agency was required. The nomination period opened on August 1, 2014 and extended through May 30, 2015. Sponsors were directed to submit a description and discussion of the regional and local importance of the area being nominated and the community benefits and co-benefits of the proposal. A total of 121 new nominations were received.

### PCA Panel Review

A PCA panel was convened with representatives from the State Coastal Conservancy, Greenbelt Alliance and ABAG staff. The panel reviewed the applications and concluded that all PCA nominations met the requirements of the PCA program. No new nominations were discarded. However, the review panel directed ABAG staff to initiate follow-up conversations with some PCA sponsors for clarification. These conversations resulted in consolidation of PCA nominations and/or elimination of nominations that were for previously-adopted PCAs. As a result, a total of 68 PCAs are recommended for adoption.

### Priority Conservation Area Nominations

Staff worked with sponsoring agencies to ensure complete applications and clarity on program goals. Each county and park/open space district employed their own strategies in selecting nominations for new PCAs. Nominations were received from jurisdictions in six counties: San Francisco, San Mateo, Santa Clara, Alameda, Contra Costa and Marin.

The PCA nominations include over 400,000 acres. Sponsors identified one or more of the four designations for each PCA nomination. Of the 68 nominations, 50 PCAs include a categorization of Natural Landscapes, 48 include Regional Recreation, 23 include Urban Greening and 15 include Agricultural Lands. For a detailed list of the PCA nominations, see Attachment 3. For a regional map of the nominations, see Attachment 4.

## Priority Conservation Area 2015 Nominations

August 28, 2015

3

All PCA applications are available for viewing and downloading:  
[http://abag.ca.gov/priority/conservation/2015\\_nominations/](http://abag.ca.gov/priority/conservation/2015_nominations/)

### PCA Nominations Summary

<b>Sponsor</b>	<b>County</b>	<b>Number of PCAs</b>	<b>Designations</b>
<i>City of Livermore</i>	<i>Alameda</i>	<i>1</i>	<i>UG, RR</i>
<i>City of Oakland</i>	<i>Alameda</i>	<i>6</i>	<i>NL, UG, RR</i>
<i>City of El Cerrito</i>	<i>Contra Costa</i>	<i>3</i>	<i>UG</i>
<i>City of Fairfax</i>	<i>Marin</i>	<i>3</i>	<i>NL, UG, RR</i>
<i>City of Novato</i>	<i>Marin</i>	<i>4</i>	<i>NL, UG, RR, AL</i>
<i>Santa Clara Valley Open Space Authority</i>	<i>Santa Clara</i>	<i>27</i>	<i>NL, UG, RR, AL</i>
<i>City of San Francisco</i>	<i>San Francisco</i>	<i>4</i>	<i>NL, UG, RR</i>
<i>City of Menlo Park</i>	<i>San Mateo</i>	<i>1</i>	<i>NL, RR</i>
<i>Midpeninsula Regional Open Space District</i>	<i>Santa Clara and San Mateo</i>	<i>15</i>	<i>NL, RR, AL</i>
<i>County of San Mateo</i>	<i>San Mateo</i>	<i>4</i>	<i>NL, UG, RR, AL</i>

*NL=Natural Landscapes; AL = Agricultural Lands; UG = Urban Greening; RR = Regional Recreation*

There were no new nominations from Napa, Sonoma or Solano counties. Sonoma will adopt a countywide park plan in 2016 and declined the opportunity to nominate new PCAs until after their park plan adoption. Solano County developed a PCA Partnership Advisory Committee comprised of local jurisdictions and open space advocates, but decided not to submit any new PCAs.

Two multi-county PCAs were nominated by the County of San Mateo: California Coastal Trail (located in Sonoma, Marin, San Francisco and San Mateo counties); and the San Francisco Bay Area Water Trail (located in all nine counties).

San Francisco was the only jurisdiction to nullify existing PCAs. A resolution was adopted to nullify the four previously-adopted PCAs in San Francisco to enable the City to thoroughly study the topic and allow for a more structured and complete nomination process at the City level. San Francisco nominated four new PCAs to replace the ones that were nullified.

## **Priority Conservation Area 2015 Nominations**

August 28, 2015

4

### OBAG PCA Grant Program

Fifteen of the original PCAs adopted in 2008 were awarded funds through the \$7.87 million One Bay Area Grant (OBAG) program. Discussions are now underway to determine the amount of OBAG funding available for PCAs in a future grant round.

### Recommended Action

The Executive Board is requested to adopt 68 Priority Conservation Areas as described in Attachment 3 of the staff report and to look for additional funding sources for PCAs.

### Attachments

1. Priority Conservation Area Application
2. List of Priority Conservation Areas Approved in 2008/2013
3. List of 2015 Priority Conservation Area Nominations
4. Map of 2015 Priority Conservation Area Nominations

All PCA applications are available for viewing and downloading:  
[http://abag.ca.gov/priority/conservation/2015\\_nominations/](http://abag.ca.gov/priority/conservation/2015_nominations/)

**ATTACHMENT 1**  
**Priority Conservation Area Designation**  
**Application Form**

Enter information in the spaces provided. E-mail this completed application form and attachments requested as part of this form to ABAG Planning **by May 30, 2015**. If e-mailing is not possible, a hard copy of materials can be mailed to PCA Applications, Association of Bay Area Governments, P.O. Box 2050, Oakland, CA 94604-2050.

**PART 1: AREA INFORMATION**

Proposed Name	
Description	
Location (include map and text description)	
Total Acreage	

**PART 2: SPONSOR(S)**

Lead Nominating Agency/Organization	
Staff Person	
Address	
Phone Number(s)	
E-mail address	
Partnering Agency(ies)/Organization(s)	

**PART 3: DESIGNATION**

***Selected Designation*** – Select one or more designation for the proposed PCA

**Natural Landscapes**      **Agricultural Lands**      **Urban Greening**      **Regional Recreation**

**PART 4: BENEFITS**

***Primary Benefit(s)*** – Select one or more benefits and co-benefits for the proposed PCA

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**PART 5: ATTACHMENTS**

*Required*

1. Copy of adopted resolution by City Council, Board of Supervisors, or Open Space or Park District Board.
2. Attach a map showing the proposed general area boundaries and location. Include other relevant information, such as topography or an aerial photograph, to show the context for protection of this area.
3. Provide text, data/maps that demonstrate primary benefit(s) of the relevant designation and co-benefit(s).

*Optional*

4. Letters of Support from partner agencies or organizations (*not required*)
5. Additional data, maps, supportive local policies (*not required*)

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**Attachment 2**  
Adopted Priority Conservation Areas

Area ID	Area Name	City	County	Location Description	Acreage	Lead Nominating Agency	Partnering Agencies/Orgs	Designation	Benefits	Co-Benefits	Year Designated
AL1	Leona Canyon Creek Tributaries	Oakland	Alameda County	Arroyo Viejo Watershed, adjacent to Leona Canyon Regional Open Space Preserve	30	City of Oakland	Potential partners: EBRPD and local community groups.	NL			2008
AL2	Temescal Creek/North Oakland	Oakland	Alameda County	Temescal Creek Watershed	150	City of Oakland	Potential partners: Local community groups	NL			2008
AL3	Ridgemont West	Oakland	Alameda County	Horseshoe Creek Watershed	100	City of Oakland	Potential partners: EBRPD, Friends of Two Creeks, Merritt College and other community groups	NL			2008
AL4	South Hills, San Leandro Creek	Oakland	Alameda County		250	City of Oakland	Potential partners: EBRPD, Dunsmuir House and Gardens Inc., and Community Groups	NL			2008
AL5	East Bay Greenway	Oakland, San Leandro, Hayward, and unincorporated Alameda County	Alameda County	Oakland, San Leandro, Hayward, and unincorporated Alameda County		City of Oakland	Urban Ecology, City of San Leandro, City of Hayward	NL			2008
AL7	Butters Canyon/Headwaters of Peralta Creek	Oakland	Alameda County	East Oakland hills above Highway 13	10	Butters Land Trust	City of Oakland; (nomination submitted as part of nominations submitted by City of Oakland)	NL			2008
AL8	North Livermore, South Livermore Valley	Livermore, Unincorporated Alameda County	Alameda County	North Livermore and South Livermore Valley	28,000	City of Livermore		NL, AL, RR			2008
AL11	Albany Hill	Albany	Alameda County	Northwest area of the City of Albany between I-80 and San Pablo Avenue	35	City of Albany	The non-profit organization Friends of Five Creeks has expressed support for this nomination.	AL			2008
AL17	Union City Hillside Area	Union City	Alameda County		2,500	City of Union City	East Bay Regional Park District	NL, RR			2008
AL18	Site 1-Coyote Hills	Fremont	Alameda County	Northern Plain/Coyote Hills (Fremont); Total 400 acres/Priority lands for protection 200 acres	200	City of Fremont		NL			2008
AL22	Chain of Lakes Area	Pleasanton, unincorporated Alameda County	Alameda County			East Bay Regional Park District (EBRPD)	Various	NL, RR			2008
AL23	Bethany Reservoir Area	unincorporated Alameda County	Alameda County			East Bay Regional Park District (EBRPD)	Various	NL, RR			2008

**Attachment 2**  
Adopted Priority Conservation Areas

Area ID	Area Name	City	County	Location Description	Acreage	Lead Nominating Agency	Partnering Agencies/Orgs	Designation	Benefits	Co-Benefits	Year Designated
AL24	Cedar Mountain Area	unincorporated Alameda County	Alameda County			East Bay Regional Park District (EBRPD)	Various	NL, RR			2008
AL25	Duarte Canyon Area	unincorporated Alameda County	Alameda County			East Bay Regional Park District (EBRPD)	Various	NL, RR			2008
AL26	Potential Oakland Gateway Area	Oakland	Alameda County			East Bay Regional Park District (EBRPD)	Various	NL, RR			2008
AL28	Potential Tesla Area	unincorporated Alameda County	Alameda County			East Bay Regional Park District (EBRPD)	Various	NL, RR			2008
CC2	Central Hercules and Waterfront District	Hercules, CA	Contra Costa County		500	City of Hercules	N/A	NL			2008
CC3	Big Canyon Preserve	City of San Ramon	Contra Costa County		87	City of San Ramon		NL			2008
CC4	MOSO and NON-MOSO Open Space	Town of Moraga	Contra Costa County			Town of Moraga		NL			2008
CC7	Acalanes Ridge Open Space	Walnut Creek and Lafayette	Contra Costa County	Assessor Parcel Numbers 170-060-006 and 170-060-002	1,600	City of Walnut Creek		NL			2008
CC9	Indian Valley	Moraga	Contra Costa County		425	East Bay Municipal Utility District	California Department of Fish and Game, Lori Salamack 329 Rheem Blvd, Moraga, CA 94556 925-376-5202	NL			2008
CC10	Burton Ridge	Lafayette, CA	Contra Costa County	located directly to the northwest of Las Trampas Regional Wilderness	200	City of Lafayette		RR			2008
CC11	Lafayette Ridge	Lafayette, CA	Contra Costa County	lies directly to the south of Briones Regional Park	1,800	City of Lafayette		RR			2008
CC12	Contra Costa County Agricultural Core	adjoining the City of Brentwood	Contra Costa County		11,000	Contra Costa County, Community Development Department	Brentwood Agricultural Land Trust Kathryn Lyddan, Executive Director 1120 2nd Street, Brentwood, CA 94513 (925) 634-6738 brentwoodagtrust@sbcglobal.net	AL			2008

**Attachment 2**  
Adopted Priority Conservation Areas

Area ID	Area Name	City	County	Location Description	Acreage	Lead Nominating Agency	Partnering Agencies/Orgs	Designation	Benefits	Co-Benefits	Year Designated
CC13	East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan (ECCC HCP/NCCP)	Brentwood, Oakley	Contra Costa County		30,000	Contra Costa County	Cities of Brentwood, Clayton, Oakley and Pittsburg, Contra Costa County, Contra Costa County Flood Control and Water Conservation District, East Bay Regional Park District, East Contra Costa County Habitat Conservancy, California Department of Fish and Game (CDFG), and United States Fish and Wildlife Service (USFWS)	NL			2008
CC17	Point Edith Wetlands Area		Contra Costa County			East Bay Regional Park District (EBRPD)	Various	NL, RR			2008
CC19	Delta Recreation Area	Oakley	Contra Costa County			East Bay Regional Park District (EBRPD)	Various	NL, RR			2008
CC20	Potential Pinole Watershed Area	Hercules and Pinole	Contra Costa County			East Bay Regional Park District (EBRPD)	Various	NL, RR			2008
CC21	Pinole Creek Watershed		Contra Costa County			Contra Costa Resource Conservation District	Friends of Pinole Creek, Caltrans, City of Pinole, Contra Costa County Flood Control District, East Bay Municipal Utility District	NL			2013

**Attachment 2**  
Adopted Priority Conservation Areas

Area ID	Area Name	City	County	Location Description	Acreage	Lead Nominating Agency	Partnering Agencies/Orgs	Designation	Benefits	Co-Benefits	Year Designated
MR2	3rd Valley Creek/Chicken Ranch Beach Conservation Area	Inverness	Marin County	Inverness	29	Tomales Bay Watershed Council	Point Reyes National Seashore, Gulf of the Farallones National Marine Sanctuary, State Lands Commission, California Department of Fish and Game, Coastal Commission, California State Parks, Marin County, Inverness Public Utility District, Environmental Action Committee of West Marin, Inverness Association, and private property owners.	NL			2008
MR3	San Geronimo Valley headwaters of the Lagunitas Watershed and shore of Tomales Bay		Marin County	San Geronimo Valley and shore of Tomales Bay, west Marin County; 9 square-miles headwaters (out of a total 103 square mile watershed)	5,760	Salmon Protection And Watershed Network	Point Reyes National Seashore (National Park Service)	NL, RR			2008
MR4	Marin County Agricultural Lands		Marin County	agriculturally zoned land in unincorporated Marin County	75,000	Marin Agricultural Land Trust	State Coastal Conservancy, Department of Conservation Farmland Conservancy Program, Marin County, Marin Resource Conservation District, Marin Farm Bureau, Tomales Bay Watershed Council, National Park Service	AL			2008
MR5	Marin City Ridge	Marin City	Marin County	Marin City Ridge adjacent to the Golden Gate National Recreation Area	72	National Park Service, Golden Gate National Recreation Area	Potential partners could include Marin County Open Space District and the Golden Gate Parks Conservancy	NL, RR			2008
MR6	North GGNRA Lagunitas Creek Parcels		Marin County		331	National Park Service, Golden Gate National Recreation Area	Marin County Open Space District, Marin County Bicycle Coalition, Point Reyes National Seashore	NL, RR			2008
MR7	Central Marin Ridge lands	Central urban Marin, San Anselmo, Fairfax, Ross, County, San Rafael	Marin County	Central Marin	996	Marin County Parks and Open Space Department	San Anselmo, Ross, Fairfax, San Rafael, Marin Conservation League, County Flood Control, TPL				2008

**Attachment 2**  
Adopted Priority Conservation Areas

Area ID	Area Name	City	County	Location Description	Acreage	Lead Nominating Agency	Partnering Agencies/Orgs	Designation	Benefits	Co-Benefits	Year Designated
MR8	North County Gateway		Marin County	Unincorporated undeveloped lands north of Novato on either side of Highway 101 to the Sonoma County line and the Petaluma River	5,330	Marin County Parks and Open Space Department	Marin Conservation League, Sierra Club, Bay Area Ridge Trail Council, Bay Trail, SCAPOSD, State Parks	NL			2008
MR9	Bothin Waterfront		Marin County	The Upper Richardson Bay waterfront in City of Mill Valley and County Jurisdiction	50	Marin County Parks and Open Space	County Flood Control, City of Mill Valley, Marin Audubon, Bay Trail, MCL, Sierra Club	NL			2008
MR10	Big Rock Ridge Lands		Marin County	Unincorporated Central Big Rock Ridge area, City of Novato backdrop	3,000	Marin County Parks and Open Space Department	Bay Area Ridge Trail Council, City of Novato	NL			2008
MR11	Tiburon Ridge Lands		Marin County	Incorporated and Unincorporated lands along the Tiburon Ridge from the bay to Ring Mountain	322	Marin County Parks and Open Space Department	Town of Tiburon, Native Plant Society, Marin Conservation League	NL			2008
MR12	Bowman Canyon	Adjacent to Novato	Marin County	SW of 101 adjacent to Stafford Lake and Mt. Bordell open space	1,200	Marin Conservation League	Marin County Open Space District, Marin County Flood Control District, Marin Agricultural Land Trust, California State Parks, Sierra Club, Friends of Novato Creek, Bay Area Ridge Trail Council	NL, AL, RR			2008
MR14	St. Vincent's and Silveira Properties	Unincorporated area of San Rafael	Marin County	Unincorporated area between Hwy 101 and SF Bay	335	Marin Audubon Society/Marin Baylands Advocates	Sierra Club, Marin Conservation League	NL			2008
MR15	Central Marin Bayfront, Madera Bay Park	Town of Corte Madera	Marin County	Shorebird Marsh, owned by the Town of Corte Madera is to the west, and the Department of Fish and Game owned, Corte Madera Ecological Reserve is to the north, east and south.	5	Marin Audubon Society/Marin Baylands Advocates	Marin County Open Space District, Sierra Club, Marin Conservation League, Priority Conservation Area Committee	NL			2008
MR18	Central Marin Bayfront, Canalways		Marin County	San Rafael Waterfront, adjacent to San Rafael Shoreline Park; Bayfront of the City of San Rafael	85	Marin Audubon Society	Sierra Club, Marin Conservation League, Priority Conservation Area Committee, Marin County Department of Parks and Open Space	NL			2008

**Attachment 2**  
Adopted Priority Conservation Areas

Area ID	Area Name	City	County	Location Description	Acreage	Lead Nominating Agency	Partnering Agencies/Orgs	Designation	Benefits	Co-Benefits	Year Designated
MULTI1	San Francisco Bay Trail – Bay Area Ridge Trail	Fremont, Albany,	Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano and Sonoma counties	Completion of regional trail systems	1,675	San Francisco Bay Trail Project	Bay Area Ridge Trail Council	NL			2008
MULTI2	San Francisco Watershed Lands to Wilder Ranch State Park Priority Conservation Area		San Mateo County	Santa Cruz Mountains	53,794	Save-the-Redwoods League	multiple	NL			2008
MULTI3	Regional Trails System Gaps		Alameda & Contra Costa Counties	Completion of regional trail system in Alameda & Contra Costa Counties		East Bay Regional Park District (EBRPD)	Various	RR			2008
NP1	Napa County Agricultural Lands and Watersheds		Napa County unincorporated areas		422,627	County of Napa	Napa County Farm Bureau, Land Trust of Napa County, Napa County Regional Park and Open Space District, City of Napa	AL			2008
NP2	Blue Oak Woodlands of the Lake District		Northeastern Napa County		15,000	Napa County Regional Park and Open Space District	Land Trust of Napa County, The Nature Conservancy, California Department of Fish and Game, Blue Ridge Berryessa Natural Area Partnership	NL, RR			2008
NP3	Interior Mountains – Moore Creek to Milliken Creek		East Central Napa County		5,000	Napa County Regional Park and Open Space District	Bay Area Ridge Trail Council	NL, RR			2008
NP4	Palisades—Mt St Helena to Anqwin		Northwestern Napa County	range of mountains between Mount St. Helena and Angwin	10,000	Napa County Regional Park and Open Space District	Land Trust of Napa County, California State Parks	NL, RR			2008
NP5	Southern Mountains -- Skyline Park to Newell Preserve	east of and between cities of Napa and American Canyon	Napa County		5,000	Napa County Regional Park and Open Space District	County of Napa, County of Solano, Land Trust of Napa County, City of American Canyon	NL, RR			2008
NP6	Napa Valley - Napa River Corridor		Napa County	Lands along the river between the Napa Marsh and City of Calistoga	17,136	Land Trust of Napa County	Friends of the Napa River, Napa County Regional Park and Open Space District (supports nomination)	NL			2008

**Attachment 2**  
Adopted Priority Conservation Areas

Area ID	Area Name	City	County	Location Description	Acreage	Lead Nominating Agency	Partnering Agencies/Orgs	Designation	Benefits	Co-Benefits	Year Designated
NP8	Bothe-Napa Valley State Park to Sugarloaf Ridge State Park Priority Conservation Area		Napa County		74,503	Save-the-Redwoods League	multiple	NL			2008
NP9	Redwood & Dry Creek Watersheds Priority Conservation Area		Napa County		59,922	Save-the-Redwoods League	multiple	NL			2008
NP10	Lake Curry/Suisun Creek Watershed		Napa County	Southeastern Napa County	5,000	Napa County Regional Park and Open Space District	County of Solano	NL			2008
SC 1	Upper Stevens Creek Watershed Area		Santa Clara County	Foothills, west of Saratoga	2,500	Midpeninsula Regional Open Space District	Santa Clara County Parks & Rec Department, Peninsula Open Space Trust, Santa Clara Valley Water District, State Coastal Conservancy	NL, RR, AL	terrestrial ecosystems, aquatic ecosystems, water supply and quality, recreation, agricultural resources, agricultural economy	wildlife habitat	2008
SC 2	Upper Los Gatos Creek Watershed		Santa Clara County	South of Los Gatos	3,400	Midpeninsula Regional Open Space District	Peninsula Open Space Trust, Santa Clara County Parks & Rec Dept., Santa Clara Valley Water District, Neighbors Against Industrial Logging, Sierra Club Ventana Chapter	NL, RR	terrestrial ecosystems, aquatic ecosystems, recreation, agricultural resources	wildlife habitat	2008
SC3	East Berryessa Foothills	East San Jose	Santa Clara County	Near by regional parks Levin County Park, Joseph Grant Ranch County Park, Alum Rock Regional Park; part of Bay Area Ridge Trail	5,668	Santa Clara County Parks & Recreation Department	Midpeninsula Regional Open Space District (MROSD), Santa Clara County Open Space Authority (SCCOSA), Bay Area Ridge Trail Council (BARTC), Peninsula Open Space Trust (POST) and County of Santa Clara Habitat Conservation/Natural Communities Conservation Plan Program (HCP/NCCP), San Francisco Bay Trail (ABAG), National Park Service – Juan Bautista de Anza National Historic Trail	NL, RR, AL	terrestrial & aquatic ecosystems, recreation, agricultural resources	community health, compact growth	2008

**Attachment 2**  
Adopted Priority Conservation Areas

Area ID	Area Name	City	County	Location Description	Acreage	Lead Nominating Agency	Partnering Agencies/Orgs	Designation	Benefits	Co-Benefits	Year Designated
SC4	Alum Rock Foothills	East San Jose	Santa Clara County	Near by regional parks Levin County Park, Joseph Grant Ranch County Park, Alum Rock Regional Park; part of Bay Area Ridge Trail	8,592	Santa Clara County Parks & Recreation Department	Santa Clara County Open Space Authority (SCCOSA), Bay Area Ridge Trail Council (BARTC), Peninsula Open Space Trust (POST) and Santa Clara Valley Habitat Conservation Plan/Natural Community Conservation Plan Program (HCP/NCCP)	NL, RR, AL	terrestrial & aquatic ecosystems, recreation, agricultural resources	community health, compact growth	2008
SC5	Joseph D. Grant to Coyote Ridge	East San Jose	Santa Clara County		4,037	Santa Clara County Parks & Recreation Department	Santa Clara County Open Space Authority (SCCOSA), Bay Area Ridge Trail Council (BARTC), Peninsula Open Space Trust (POST) and Santa Clara Valley Habitat Conservation Plan/Natural Community Conservation Plan Program (HCP/NCCP)				2008
SC6	East Coyote Foothills to Almaden Quicksilver	San Jose	Santa Clara County	Includes the Riparian Habitat Corridor area that is part of the Board-approved Coyote Creek Parkway Integrated Plan	18,537	Santa Clara County Parks & Recreation Department	Santa Clara County Open Space Authority (SCCOSA), Bay Area Ridge Trail Council (BARTC), Peninsula Open Space Trust (POST) and Santa Clara Valley Habitat Conservation Plan/Natural Community Conservation Plan Program (HCP/NCCP); Silicon Valley Land Conservancy	NL, RR, AL	terrestrial & aquatic ecosystems, recreation, agricultural resources	community health, compact growth	2008
SC7	Anderson/ CoyoteConnection	Morgan Hill	Santa Clara County		2,870	Santa Clara County Parks & Recreation Department	Santa Clara County Open Space Authority (SCCOSA), Bay Area Ridge Trail Council (BARTC), Peninsula Open Space Trust (POST) and Santa Clara Valley Habitat Conservation Plan/Natural Community Conservation Plan Program (HCP/NCCP)	NL, RR, AL	terrestrial & aquatic ecosystems, recreation, agricultural resources	community health, compact growth	2008

**Attachment 2**  
Adopted Priority Conservation Areas

Area ID	Area Name	City	County	Location Description	Acreage	Lead Nominating Agency	Partnering Agencies/Orgs	Designation	Benefits	Co-Benefits	Year Designated
SC8	East Gilroy Foothills	Gilroy	Santa Clara County		6,582	Santa Clara County Parks & Recreation Department	Santa Clara County Open Space Authority (SCCOSA), Bay Area Ridge Trail Council (BARTC), Peninsula Open Space Trust (POST) and Santa Clara Valley Habitat Conservation Plan/Natural Community Conservation Plan Program (HCP/NCCP)	NL, RR, AL	terrestrial & aquatic ecosystems, recreation, agricultural resources	community health, compact growth	2008
SC9	South County Regional Trail Connection		South Santa Clara County		8,876	Santa Clara County Parks & Recreation Department	Santa Clara County Open Space Authority (SCCOSA), Bay Area Ridge Trail Council (BARTC), Peninsula Open Space Trust (POST) and Santa Clara Valley Habitat Conservation Plan/Natural Community Conservation Plan Program (HCP/NCCP)	NL, RR, AL	terrestrial & aquatic ecosystems, recreation, agricultural resources	community health	2008
SC10	Lexington Hills	Los Gatos	Unincorporated Santa Clara County		10,715	Santa Clara County Parks & Recreation Department	Mid-peninsula Regional Open Space District (MROSD), Bay Area Ridge Trail Council (BARTC), Peninsula Open Space Trust (POST) and Santa Clara Valley Habitat Conservation Plan/Natural Community Conservation Plan Program (HCP/NCCP)	NL, RR, AL	terrestrial & aquatic ecosystems, recreation	community health	2008

**Attachment 2**  
Adopted Priority Conservation Areas

Area ID	Area Name	City	County	Location Description	Acreage	Lead Nominating Agency	Partnering Agencies/Orgs	Designation	Benefits	Co-Benefits	Year Designated
SC11	Sanborn Skyline		Unincorporated Santa Clara County	Links Lexington PCA app and Upper Stevens Creek PCA App.	9,615	Santa Clara County Parks & Recreation Department	Mid-peninsula Regional Open Space District (MROSD), Bay Area Ridge Trail Council (BARTC), Peninsula Open Space Trust (POST) and Santa Clara Valley Habitat Conservation Plan/Natural Community Conservation Plan Program (HCP/NCCP)	NL, RR, AL	terrestrial ecosystems, recreation	community health, compact growth	2008
SC12	Baylands	San Jose	Santa Clara County		1,054	Santa Clara County Parks & Recreation Department	Santa Clara County Open Space Authority (SCCOSA), San Francisco Bay Trail (ABAG), Peninsula Open Space Trust (POST) and Santa Clara Valley Habitat Conservation Plan/Natural Community Conservation Plan Program (HCP/NCCP), National Park Service – Juan Bautista de Anza National Historic Trail Program	NL, RR, AL	aquatic ecosystems, recreation	community health	2008
SC17	Soap Lake	Gilroy	Santa Clara County (also affects San Benito County)	same as Soap Lake submitted by Silicon Valley Land Conservancy	20,000	The Nature Conservancy	Pajaro River Watershed Flood Protection Authority, Silicon Valley Land Conservancy	NL, RR, AL			2008
SC22	Rancho Canada		Santa Clara County	Casa Loma Road/Uvas Road	3,776	Santa Clara County Open Space Authority		NL, RR, AL			2008
SC24	South County Agriculture		Santa Clara County	Pajaro River/Carnadero Creek	5,055	Santa Clara County Open Space Authority		NL, RR, AL			2008

**Attachment 2**  
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Area ID	Area Name	City	County	Location Description	Acreage	Lead Nominating Agency	Partnering Agencies/Orgs	Designation	Benefits	Co-Benefits	Year Designated
SC26	Pescadero/Tar Creek		Santa Clara County		21,928	Santa Clara County Parks & Recreation Department	Santa Clara County Open Space Authority (SCCOSA), Bay Area Ridge Trail Council (BARTC), Peninsula Open Space Trust (POST) and Santa Clara Valley Habitat Conservation Plan/Natural Community Conservation Plan Program (HCP/NCCP)	NL, RR, AL	terrestrial & aquatic ecosystems, recreation, agricultural resources	community health	2008
SC27	Paradise Valley to Calero		Santa Clara County		14,322	Santa Clara County Parks & Recreation Department	Santa Clara County Open Space Authority (SCCOSA), Bay Area Ridge Trail Council (BARTC), Peninsula Open Space Trust (POST) and Santa Clara Valley Habitat Conservation Plan/Natural Community Conservation Plan Program (HCP/NCCP)	NL, RR, AL	terrestrial & aquatic ecosystems, recreation, agricultural resources	community health	2008
SF1	Aquavista/Twin Peaks	San Francisco	San Francisco		1.19	City of San Francisco Planning Department	(Jake Sigg of CA Native Plant Society submitted PCA nomination for same parcel -- agreed to go w/SF nomination -- deleted SF7)				2008
SF2	Palou-Phelps, Bayview	San Francisco	San Francisco	Linkage to existing Bayview Open space	0.86	City of San Francisco Planning Department	SF Parks + Rec, California Native Plants, Nature In the City				2008
SF5	Sutro Tower, Inc	City & County of San Francisco	City & County of San Francisco	Contiguous to Mt. Sutro area openspace	2	California Native Plant Society Yerba Buena Chapter	Nature in the City/Mt Sutro Stewards				2008
SF8	Bayview Hill radio property	City & County of San Francisco	City & County of San Francisco		5	California Native Plant Society Yerba Buena Chapter	Nature in the City				2008
SL1	Vacaville-Fairfield-Solano Greenbelt and Cement Hill		Solano County	between Vacaville and Fairfield	4,069	City of Fairfield	City of Vacaville, County of Solano	NL, AL, UG	terrestrial & aquatic ecosystems, H2O supply & quality, agricultural resources & economy, compact growth		2008

**Attachment 2**  
Adopted Priority Conservation Areas

Area ID	Area Name	City	County	Location Description	Acreage	Lead Nominating Agency	Partnering Agencies/Orgs	Designation	Benefits	Co-Benefits	Year Designated
SL2	Western Hills (including part of the Vallejo Lakes Property)		Unincorporated Solano Co.	Unincorporated Solano County, located along the east side of Napa/Solano border; north of Hwy 12	10,000	Solano County	Solano Land Trust; Napa County Regional Park and Open Space District (supports nomination); City of Fairfield; City of Benicia	NL, AL, RR	terrestrial and aquatic ecosystems, H2O supply, ag resources/economy, recreation		2008
SL3	Tri City and County Cooperative Planning Area		Unincorporated Solano Co.	Primarily unincorporated Solano County, with portion of the Cities of Fairfield and Vallejo included; located west of Hwy 680, south of Hwy 12, and north of Lake Herman Road/Columbus Parkway	10,598	Solano County	Solano Land Trust; City of Fairfield; City of Vallejo; City of Benicia	NL, AL, RR	terrestrial, ecosystems, H2O supply & quality, agricultural resources & economy, recreation, compact growth		2008
SL4	Blue Ridge Hills (Vaca Mountains)		Unincorporated Solano Co.	Unincorporated Solano County, northwest of the City of Vacaville; located west of Pleasants Valley Road, adjacent to the Solano-Napa County line	23,000	Solano County	Solano Land Trust; City of Fairfield; City of Vallejo; City of Benicia (Napa County Regional Park & Open Space District supports this nomination)	NL, AL	Aquatic ecosystem, terrestrial ecosystem, H2O quality & supply		2008
SL5	Suisun Valley		Unincorporated Solano Co.	North and west of City of Fairfield, southeast of Napa County, east of Green Valley	9,148	Solano County	City of Fairfield; Solano Land Trust; Solano Transportation Agency	NL, AL, UG	aquatic ecosystems, H2O supply and quality, agricultural resources & economy, compact growth		2013
SM1	Montara Mountain Complex	Montara/El Granada/Moss Beach. Affects Half Moon Bay, Pacifica.	San Mateo County	Seven miles south of San Francisco, the area is bordered by lands owned by the Golden Gate National Recreation Area (GGNRA), State Parks, and County Parks. Overlaps with SM7-Burnham Strip	5,000	Peninsula Open Space Trust	Golden Gate National Recreation Area, San Mateo County Parks, California Coastal Conservancy	NL			2008
SM2	Lobitos Ridge Corridor	South of Half Moon Bay, San Mateo County. Affects Half Moon Bay	San Mateo County	Site for a future Skyline to the Sea trail beginning at Purisima Creek Redwoods Open Space Preserve and linking to the Coastal Trail on Purisima Farms.	2,000	Peninsula Open Space Trust	Midpeninsula Regional Open Space District, California Coastal Conservancy	NL, RR, AL	terrestrial ecosystems, aquatic ecosystems, water supply and quality, recreation, agricultural resources	wildlife habitat	2008

**Attachment 2**  
Adopted Priority Conservation Areas

Area ID	Area Name	City	County	Location Description	Acreage	Lead Nominating Agency	Partnering Agencies/Orgs	Designation	Benefits	Co-Benefits	Year Designated
SM3	Gateway to the San Mateo County Coast	Affects Half Moon Bay.	Unincorporated San Mateo County	Ridges, watershed along State HW 92. Overlaps with SM2 in Purisima Corridor.	2,000	Midpeninsula Regional Open Space District	City of Half Moon Bay, San Mateo County Parks and Recreation Department, Peninsula Open Space Trust, Bay Area Ridge Trail Council, Committee for Green Foothills, San Mateo County Resource Conservation District	NL, RR, AL	terrestrial ecosystems, aquatic ecosystems, water supply and quality, recreation, agricultural resources, agricultural economy	wildlife habitat	2008
SM6	Pacifica Conservation Area: South of Mussell Rock to McNee Ranch State Park	Pacifica	San Mateo County	Corridor linkage between Sweeney Ridge and Mori Point	1,288	National Park Service, Golden Gate National Recreation Area	Potential partners could include the Pacifica Land Trust, City of Pacifica, City of San Francisco, and the U.S. Fish and Wildlife Service	NL, RR			2008
SM8	Upper San Gregorio Creek Headwaters	Includes parts of Portola Valley	San Mateo County	Within Multi2	4,000	Midpeninsula Regional Open Space District	Peninsula Open Space Trust, San Mateo County Parks and Recreation Department, Bay Area Ridge Trail Council, San Gregorio Environmental Resource Center, Natural Heritage Institute	NL, RR, AL	terrestrial ecosystems, aquatic ecosystems, water supply and quality, recreation, agricultural resources	wildlife habitat	2007
SM9	Office of Education - Loma Mar Property		Unincorporated San Mateo County	Adjacent to Memorial County Park		San Mateo County Department of Parks		NL			2013
SN1	Upper Mark West Watershed	NE of Santa Rosa	Sonoma County		20,000	Sotoyome Resource Conservation District	Friends of the Mark West Watershed, Department of Fish and Game, Sonoma County Water Agency, NASA, Monan's Rill Institute	NL			2008

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Adopted Priority Conservation Areas

Area ID	Area Name	City	County	Location Description	Acreage	Lead Nominating Agency	Partnering Agencies/Orgs	Designation	Benefits	Co-Benefits	Year Designated
SN2	Petaluma Watershed Southeastern Portion		Sonoma County	Stage Gulch Rd. South to San Pablo Bay – West-facing slope on Southeastern side of the Petaluma Watershed	7,500	Southern Sonoma County Resource Conservation District	<ul style="list-style-type: none"> <li>• Southern Sonoma County Resource Conservation District</li> <li>• Sonoma County Agricultural Preservation and Open Space</li> <li>• Sonoma Land Trust</li> <li>• Infineon</li> <li>• USDA</li> </ul>	NL			2008
SN4	Laguna de Santa Rosa		Sonoma County		6,945	Laguna de Santa Rosa Foundation	Sonoma County Water Agency, City of Santa Rosa	NL			2008
SN5	Santa Rosa Plain		Sonoma County		14,264	Laguna de Santa Rosa Foundation	Sonoma County Water Agency, City of Santa Rosa	NL			2008
SN6	Coastal Sonoma to Armstrong Redwoods		Sonoma County		169,743	Save-the-Redwoods League	multiple	NL			2008
SN7	Pitkin Marsh – Atascadero Creek Watershed		Sonoma County		1,700	Sonoma Land Trust	Sonoma County Agricultural Preservation and Open Space District	NL			2008
SN8	Sonoma Baylands		Sonoma County	Sonoma Baylands east of the Petaluma River, west of the Napa Co. line, in Sonoma County	33,000	Sonoma Land Trust	Sonoma County Agricultural Preservation and Open Space District, City of Sonoma, Sonoma County Regional Parks Department, and the San Francisco Bay Joint Venture	NL			2008
SN9	The Cedars		Sonoma County	North of Downtown Cazadero, including portions of East Austin, Upper Austin Creek and Gualala River Watersheds. Includes Cedars canyon and buffer zones.	6,000	Sonoma Land Trust	Sonoma County Agricultural Preservation and Open Space District	NL			2008

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Adopted Priority Conservation Areas

Area ID	Area Name	City	County	Location Description	Acreage	Lead Nominating Agency	Partnering Agencies/Orgs	Designation	Benefits	Co-Benefits	Year Designated
SN10	Northern Mayacamas		Sonoma County	Northwestern Sonoma County, California, and parts of adjacent counties, with connections south across Knight's Valley to the southern Mayacamas Mountains, Sonoma County	100,000	Sonoma Land Trust	Sonoma County Agricultural Preservation and Open Space District	NL			2008
SN11	Coastal Access and Resource Protection		Sonoma County	The Coastal Zone in Sonoma County, which includes the communities of Stewarts Point, Walsh Landing, Fort Ross, Duncans Mills, Jenner, Carmet, Salmon Creek, Bodega Bay, Valley Ford, and Sea Ranch.	55,000	Sonoma County Agricultural Preservation and Open Space District	Greg Carr, Sonoma County Permit and Resource Management Department; Elizabeth Tyree, Sonoma County Regional Parks Department	NL			2008
SN12	Coastal Agriculture		Sonoma County	The large, active dairies and ranches in the highly productive coastal grasslands between Bodega Bay and Petaluma, in Sonoma County, including the towns of Bodega, Valley Ford, Bloomfield, and Two Rock.	64,000	Sonoma County Agricultural Preservation and Open Space District	Greg Carr, Sonoma County Permit and Resource Management Department; Elizabeth Tyree, Sonoma County Regional Parks Department	NL			2008
SN14	Sonoma County Gateway		Sonoma County	The dairies and ranches in San Antonio Valley south of Petaluma to the Marin County border—specifically the lands visible from Highway 101.	3,000	Sonoma County Agricultural Preservation and Open Space District	Greg Carr, Sonoma County Permit and Resource Management Department; Elizabeth Tyree, Sonoma County Regional Parks Department	NL			2008
SN16	Russian River Access		Sonoma County	North of Cloverdale, Healdsburg, west of Windsor, Forestville, Guerneville, Monte Rio and west to coast, in Sonoma County	32,000	Sonoma County Regional Parks Department	Tom Robinson, Sonoma County Agricultural Preservation and Open Space District; Greg Carr, Sonoma County Permit and Resource Management Department; Wendy Eliot, Sonoma Land Trust	NL			2008

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SN17	Sonoma Mountain		Sonoma County	The highly visible and scenic mountain forming the land between the cities of Sonoma, Petaluma, Cotati, Rohnert Park, and Santa Rosa, in Sonoma County.	43,000	Sonoma County Agricultural Preservation and Open Space District	Greg Carr, Sonoma County Permit and Resource Management Department; Elizabeth Tyree, Sonoma County Regional Parks Department, Wendy Eliot, Sonoma Land Trust, David Goodison, City of Sonoma	NL			2008

**Attachment 3**  
2015 Priority Conservation Area Nominations

Area ID	Area Name	City	County	Location Description	Acreage	Lead Nominating Agency	Partnering Agencies/Orgs	Designation	Benefits	Co-Benefits
AL29	Livermore Arroyos, Parks and Trails	Livermore	Alameda County	highlighted areas within Livermore's sphere of influence	16,640	City of Livermore		UG, RR	community health, recreation, climate & resilience	wildlife habitat, water supply & quality
AL30	Oakland Natural Landscapes	Oakland	Alameda County	priority natural landscapes throughout Oakland	4,851	City of Oakland		NL	terrestrial ecosystems, water supply & water quality and aquatic ecosystems	recreation, climate & resilience and compact growth
AL31	Oakland Priority Creek Trails	Oakland	Alameda County	priority creek trails throughout Oakland	NA	City of Oakland	San Leandro	NL, RR, UG	terrestrial ecosystems, water supply & water quality and aquatic ecosystems	recreation, climate & resilience and compact growth
AL32	Oakland Priority Creeks	Oakland	Alameda County	priority creeks throughout Oakland	NA	City of Oakland		NL, UG	terrestrial ecosystems, water supply & water quality and aquatic ecosystems	community health, climate resilience
AL33	Oakland Priority Estuaries	Oakland	Alameda County	Lake Merritt Estuary	337	City of Oakland		NL, RR	terrestrial ecosystems, water supply & water quality and aquatic ecosystems	climate & resilience and compact growth
AL34	Oakland Recreational Trails	Oakland	Alameda County	priority recreational trails throughout Oakland	NA	City of Oakland		RR	recreation	wildlife habitat, water supply & quality, climate resilience
AL35	Oakland Urban Greening	Oakland	Alameda County	priority urban greening areas throughout Oakland	13,425	City of Oakland		UG	community health, climate and resilience	wildlife habitat, water supply & quality
C22	Cerrito Creek	El Cerrito	Contra Costa County	Lower Cerrito Creek from the Ohlone Greenway to western El Cerrito city boundary	4	City of El Cerrito	Friends of Five Creeks, City of Albany	UG	community health & recreation, wildlife habitat, climate & resilience, water supply & quality	
C23	Hillside Natural Area	El Cerrito	Contra Costa County	north of Moeser Lane and West of Arlington Blvd	103	City of El Cerrito	Friends of Five Creeks, El Cerrito Trekkers	UG	community health & recreation, resilience, wildlife habitat, water supply & quality	
C24	Ohlone Greenway	El Cerrito	Contra Costa County	Ohlone Greenway from El Cerrito's southern city limits to the intersection of San Pablo Avenue at Baxter Creek Gateway Park.	24	City of El Cerrito		UG	community health, recreation, compact growth	
MR19	Fairfax Zone 1 - Western Fairfax/Tamarancho/Cascade	Fairfax	Marin County	located west of developed areas of Fairfax, west of Sir Francis Drake Blvd, north of Bolinas/Fairfax Rd	308	City of Fairfax	Town of San Anselmo, County of Marin, San Anselmo Open Space Committee	NL, UG, RR	terrestrial ecosystems, water supply and quality, compact growth, community health, recreation	

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2015 Priority Conservation Area Nominations

Area ID	Area Name	City	County	Location Description	Acreage	Lead Nominating Agency	Partnering Agencies/Orgs	Designation	Benefits	Co-Benefits
MR20	Fairfax Zone 2 - Southern Fairfax/Bald Hill	Fairfax	Marin County	south of Sir Francis Drake Blvd and Bolinas/Fairfax Rd	275	City of Fairfax	Town of San Anselmo, County of Marin, San Anselmo Open Space Committee	NL, UG, RR	terrestrial ecosystems, water supply and quality, compact growth, community health, recreation	
MR21	Fairfax Zone 3 - Northern Fairfax/Sleepy Hollow/Oak Manor/Wall	Fairfax	Marin County	north of Sir Francis Drake Blvd	448	City of Fairfax	Town of San Anselmo, County of Marin, San Anselmo Open Space Committee	NL, UG, RR	terrestrial ecosystems, water supply and quality, compact growth, community health, recreation	
MR22	Carmel Open Space	Novato	Marin County	south of Carmel Drive, north of Vallejo Ave	5	City of Novato		NL, RR	recreation, terrestrial ecosystems	
MR23	Davidson Hill Area	Novato	Marin County	Davidson St south of Olive Ave	30	City of Novato		NL, RR	recreation, terrestrial ecosystems	
MR24	Hill Recreation and Arroyo Avichi Creek Area	Novato	Marin County	1560 Hill Road and 1521 Hill Road, Novato	23	City of Novato		NL, AL, UG, RR	community health, terrestrial ecosystems, agricultural resources	compact growth
MR25	O'Hair Park	Novato	Marin County	855 Sutro Ave, Novato	100	City of Novato		UG, RR	recreation, community health, terrestrial ecosystems	wildlife habitat
MULTI4	California Coastal Trail	Regional	Sonoma, Marin, San Francisco, San Mateo counties	Over 137 miles of Coastal trail are currently open to the public along the Sonoma, Marin, San Francisco, and San Mateo coasts; once completed, the Coastal Trail in the Bay Area will be approx 170 miles long	400	San Mateo County, on behalf of the State Coastal Conservancy	Coastal Conservancy, numerous counties and cities along the 1,200-mile California coast	RR	recreation	scenic, economic, alternative transportation, health, environmental protection

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2015 Priority Conservation Area Nominations

Area ID	Area Name	City	County	Location Description	Acreage	Lead Nominating Agency	Partnering Agencies/Orgs	Designation	Benefits	Co-Benefits
MULT15	San Francisco Bay Area Water Trail	Regional	Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano and Sonoma counties	Along the shoreline of San Francisco Bay and its tributary waters in all nine counties	30	San Mateo County, on behalf of the State Coastal Conservancy	ABAG, Coastal Conservancy, Bay Conservation & Development Commission, Division of Boating and Waterways, 9 counties, numerous cities, ports resource agencies, nonprofit organizations	RR	recreation	scenic, economic, health, environmental protection and stewardship
SC28	Palo Alto Open Space	Palo Alto	Santa Clara County	oak woodland foothills including Palo Alto Foothills Park & Los Trancos & Monte Bello Open Space Preserve	4,383	Midpeninsula Regional Open Space District		NL, RR	terrestrial & aquatic ecosystems, water supply & quality, recreation	climate & resilience, wildlife habitat
SC29	Hidden Villa/Rancho San Antonio	Los Altos Hills	Santa Clara County	Hidden Villa & Rancho San Antonio Open Space Preserve	3,122	Midpeninsula Regional Open Space District		NL, RR, AL	terrestrial & aquatic ecosystems, water supply & quality, recreation, agricultural resources	climate & resilience, wildlife habitat, compact growth
SC30	Southeast Rancho San Antonio	Unincorporated Santa Clara County	Santa Clara County	southeastern area of Rancho San Antonio Open Space Preserve & eastern edge of County Park	306	Midpeninsula Regional Open Space District		NL, RR	terrestrial & aquatic ecosystems, water supply & quality, recreation	climate & resilience, wildlife habitat
SC31	Cupertino Open Space	Cupertino	Santa Clara County	Rancho San Antonio County Park, Cristo Rey Drive, south of Foothill Blvd & Hwy 280	246	Midpeninsula Regional Open Space District		NL, RR	terrestrial & aquatic ecosystems, water supply & quality, recreation	compact growth, wildlife habitat
SC32	Stevens Creek	Unincorporated Santa Clara County	Santa Clara County	ridgeline along Hwy 35, including Upper Stevens Creek County Park & portions of Monte Bello Open Space Preserve	1,386	Midpeninsula Regional Open Space District		NL, RR	terrestrial & aquatic ecosystems, water supply & quality, recreation	climate & resilience, wildlife habitat

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2015 Priority Conservation Area Nominations

Area ID	Area Name	City	County	Location Description	Acreage	Lead Nominating Agency	Partnering Agencies/Orgs	Designation	Benefits	Co-Benefits
SC33	Saratoga-to-the-Sea	Saratoga	Santa Clara County	northern area of Sanborn-Skyline County Park w/in Saratoga boundary	230	Midpeninsula Regional Open Space District		NL, RR	terrestrial ecosystems, recreation	climate & resilience, wildlife habitat
SC34	El Sereno/Sierra Azul	Los Gatos	Santa Clara County	foothills along eastern portion of El Sereno, northern portion of St Joseph's Hill & Sierra Azul Open Space Preserves including Novittiate Park in Los Gatos	3,094	Midpeninsula Regional Open Space District		NL, RR	terrestrial & aquatic ecosystems, water supply & quality, recreation	climate & resilience, wildlife habitat
SC35	Critical Wildlife Linkage	Unincorporated Santa Clara County	Santa Clara County	ridgeline & foothills east of Hwy 35, including Sanborn-Skyline County Park, El Sereno & St Joseph's Hill Open Space Preserves	17,356	Midpeninsula Regional Open Space District		NL, RR	terrestrial & aquatic ecosystems, water supply & quality, recreation	climate & resilience, wildlife habitat
SC36	Eastern Sierra Azul	San Jose	Santa Clara County	foothills along northeastern portion of Sierra Azul & Open Space Preserve within City of San Jose's SOI	1,508	Midpeninsula Regional Open Space District		NL, RR	terrestrial & aquatic ecosystems, water supply & quality, recreation	climate & resilience, wildlife habitat
SC37	Baylands	San Jose	Santa Clara County	bordered by Guadalupe Slough, CA-237, and Hwy 880	9,481	Santa Clara Valley Open Space Authority	City of San Jose, Nature Conservancy, Peninsula Open Space Trust	NL, RR, UG	terrestrial & aquatic ecosystems, H2O supply and quality, recreation, community health, climate and resilience	compact growth, wildlife habitat
SC38	Ulistac Natural Area	Santa Clara	Santa Clara County	bordered by Tasman Dr, Lick Mill Blvd, and Carlyle Circle	40	Santa Clara Valley Open Space Authority	City of Santa Clara, Nature Conservancy, Peninsula Open Space Trust	NL, UG, RR	community health, terrestrial & aquatic ecosystems, recreation	compact growth, water quality and supply
SC39	Penitencia Creek County Park	Santa Clara	Santa Clara County	encompassing Santa Clara County Park & Recreation Dept's park	164	Santa Clara Valley Open Space Authority		NL, RR	community health, terrestrial & water ecosystems, water quality & supply, recreation	climate resilience, water supply & quality

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Area ID	Area Name	City	County	Location Description	Acreage	Lead Nominating Agency	Partnering Agencies/Orgs	Designation	Benefits	Co-Benefits
SC40	Sierra Vista	San Jose	Santa Clara County	portions of SCVOPA's Sierra Vista Open Space Preserve & City of San Jose's Alum Rock park outside of existing PCA	2,022	Santa Clara Valley Open Space Authority	City of San Jose, Nature Conservancy, Peninsula Open Space Trust	NL, RR, AL	terrestrial & water ecosystems, recreation, agricultural resources	climate & resilience, water supply & quality
SC41	Riparian Corridor		Santa Clara County	encompasses riparian corridor of anadromous fish passage streams	5,616	Santa Clara Valley Open Space Authority	Nature Conservancy, Peninsula Open Space Trust	NL, RR, UG	aquatic & terrestrial ecosystems, water supply & quality, community health, recreation, climate resilience, wildlife habitat	compact growth
SC42	Los Gatos Creek Park	Los Gatos	Santa Clara County	bordered by CA-85, CA-17, Camden Ave, & Winchester Dr	110	Santa Clara Valley Open Space Authority	City of Campbell, Nature Conservancy, Peninsula Open Space Trust	NL, RR, UG	community health, terrestrial & aquatic ecosystems, recreation	H2O quality & supply
SC43	Coyote Ridge		Santa Clara County	area near Hwy 101, Yerba Buena Rd & Silver Creek Rd	1,183	Santa Clara Valley Open Space Authority	Nature Conservancy, Peninsula Open Space Trust	RR, UG	recreation, community health	wildlife habitat, compact growth
SC44	Martial Cottle		Santa Clara County	bordered by Branham Lane and Snell Ave in San Jose	306	Santa Clara Valley Open Space Authority	City of San Jose, Nature Conservancy, Peninsula Open Space Trust	RR, AL, UG	recreation, agricultural resources, community health	climate & resilience
SC45	Mt Hamilton Range		Santa Clara County	area of Mt Hamilton range w/in county outside of existing PCAs	154,068	Santa Clara Valley Open Space Authority	Nature Conservancy, Peninsula Open Space Trust	NL, RR, AL	terrestrial & aquatic ecosystems, recreation	agricultural resources
SC46	Metcalf		Santa Clara County	Motorcycle Park in SC County	499	Santa Clara Valley Open Space Authority	Nature Conservancy, Peninsula Open Space Trust	NL, AL, RR	terrestrial & aquatic ecosystems,	agricultural resources

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Area ID	Area Name	City	County	Location Description	Acreage	Lead Nominating Agency	Partnering Agencies/Orgs	Designation	Benefits	Co-Benefits
SC47	Coyote Creek Parkway		Santa Clara County	portion of Coyote Creek Parkway corridor extending north from Anderson Reservoir to Yerba Buena Rd	2,713	Santa Clara Valley Open Space Authority	Nature Conservancy, Peninsula Open Space Trust	NL, RR, UG	terrestrial & aquatic ecosystems, recreation	community health, compact growth, agricultural economy
SC48	Santa Teresa Hills		Santa Clara County	southern portion of Santa Teresa Foothills between Almaden Valley & Santa Teresa Foothills neighborhood	2,266	Santa Clara Valley Open Space Authority	Nature Conservancy, Peninsula Open Space Trust	NL, RR, AL	terrestrial ecosystems, recreation	community health, compact growth, agricultural resources
SC49	Coyote Valley - North		Santa Clara County	portion of northern Coyote Valley, east of Monterey Highway	1,642	Santa Clara Valley Open Space Authority	City of San Jose, Nature Conservancy, Peninsula Open Space Trust	UG	community health, recreation, climate & resilience,	wildlife habitat, water supply & quality, recreation
SC50	Field Sports Park		Santa Clara County	encompassing Santa Clara Co Park & Rec Dept's Field Sports Park	94	Santa Clara Valley Open Space Authority	Nature Conservancy, Peninsula Open Space Trust	NL, UG	terrestrial ecosystems, recreation	
SC51	Coyote Valley - Mid		Santa Clara County	portion of northern Coyote Valley, east of Monterey Hwy	1,450	Santa Clara Valley Open Space Authority	City of San Jose, Nature Conservancy, Peninsula Open Space Trust	NL, UG, AL	terrestrial e& aquatic ecosystems, water supply & quality, agricultural resources & economy, recreation	climate & resilience, wildlife habitat, community health
SC52	Coyote Valley - South		Santa Clara County	southern section of Coyote Valley, located east of Monterey Hwy	1,611	Santa Clara Valley Open Space Authority	Nature Conservancy, Peninsula Open Space Trust	AL, RR	agricultural resources & economy, recreation	climate & resilience, wildlife habitat, compact growth, community health, water supply & quality
SC53	Santa Cruz Mountains East		Santa Clara County	eastern portion of Santa Cruz mountains, extending from Mt Madonna Co park, north to Calero Reservoir	51,876	Santa Clara Valley Open Space Authority	Nature Conservancy, Peninsula Open Space Trust	NL, RR, AL	terrestrial & aquatic ecosystems, water supply & quality, recreation	wildlife habitat, agricultural resources & economy, climate resilience, compact growth
SC54	Northeastern Quadrant	Morgan Hill	Santa Clara County	northeastern quadrant of Morgan Hill's sphere of influence, bordered by Hill Rd, Holiday Dr & Oak Leaf Dr	888	Santa Clara Valley Open Space Authority	City of Morgan Hill, TNC, POST	RR, AL, NL	recreation, terrestrial ecosystems, water supply & quality	compact growth, community health

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Area ID	Area Name	City	County	Location Description	Acreage	Lead Nominating Agency	Partnering Agencies/Orgs	Designation	Benefits	Co-Benefits
SC55	San Martin North Agriculture		Santa Clara County	bordered by Foothill Ave, Maple Ave, Railroad Ave, E Middle Ave in unincorp San Martin	772	Santa Clara Valley Open Space Authority	Nature Conservancy, Peninsula Open Space Trust	AL	agricultural resources & economy	compact growth, recreation, water quality & supply
SC56	Morgan Hill South		Santa Clara County	encompasses Santa Clara Co Park & Rec Dept's Silviera property on Atherton Way	61	Santa Clara Valley Open Space Authority	City of Morgan Hill, Nature Conservancy, Peninsula Open Space Trust	NL, RR	recreation, agricultural resources & economy, community health	climate & resilience
SC57	San Martin South Agriculture		Santa Clara County	unincorp San Martin, north of Gilroy's sphere of influence; near Columbet Ave and Harding Ave	1,376	Santa Clara Valley Open Space Authority	Nature Conservancy, Peninsula Open Space Trust	AL, UG	agricultural resources & economy, community health, climate resilience	compact growth, recreation, water quality & supply
SC58	Upper Pajaro Agriculture	Gilroy	Santa Clara County	eastern portion of Gilroy and unincorp county	8,093	Santa Clara Valley Open Space Authority	Nature Conservancy, Peninsula Open Space Trust	NL, UG, AL	agricultural resources & economy, terrestrial & aquatic ecosystems, water supply & quality, recreation	climate & resilience, compact growth, wildlife habitat, community health
SC59	Gilroy 660	Gilroy	Santa Clara County	west of Llagas Creek, north of West Branch of Llagas Creek, south of Leavesly Rd	770	Santa Clara Valley Open Space Authority	Nature Conservancy, Peninsula Open Space Trust	AL, NL, UG	H2O quality & supply, agricultural resources & economy	compact growth, climate & resilience, community health
SC60	Gilroy Foothills		Santa Clara County	portion of Gilroy foothills, east of Pacheco Pass Hwy	750	Santa Clara Valley Open Space Authority	Nature Conservancy, Peninsula Open Space Trust	NL, AL, RR	terrestrial ecosystems, water quality & supply, agricultural resources & economy	recreation, climate resilience
SC61	Gilroy South	Gilroy	Santa Clara County	area of South Gilroy outside of existing PCAs	975	Santa Clara Valley Open Space Authority	Nature Conservancy, Peninsula Open Space Trust	NL, AL, RR, UG	terrestrial & aquatic ecosystems, water supply & quality, agricultural resources & economy, community health, recreation	climate resilience, compact growth, wildlife habitat

**Attachment 3**  
2015 Priority Conservation Area Nominations

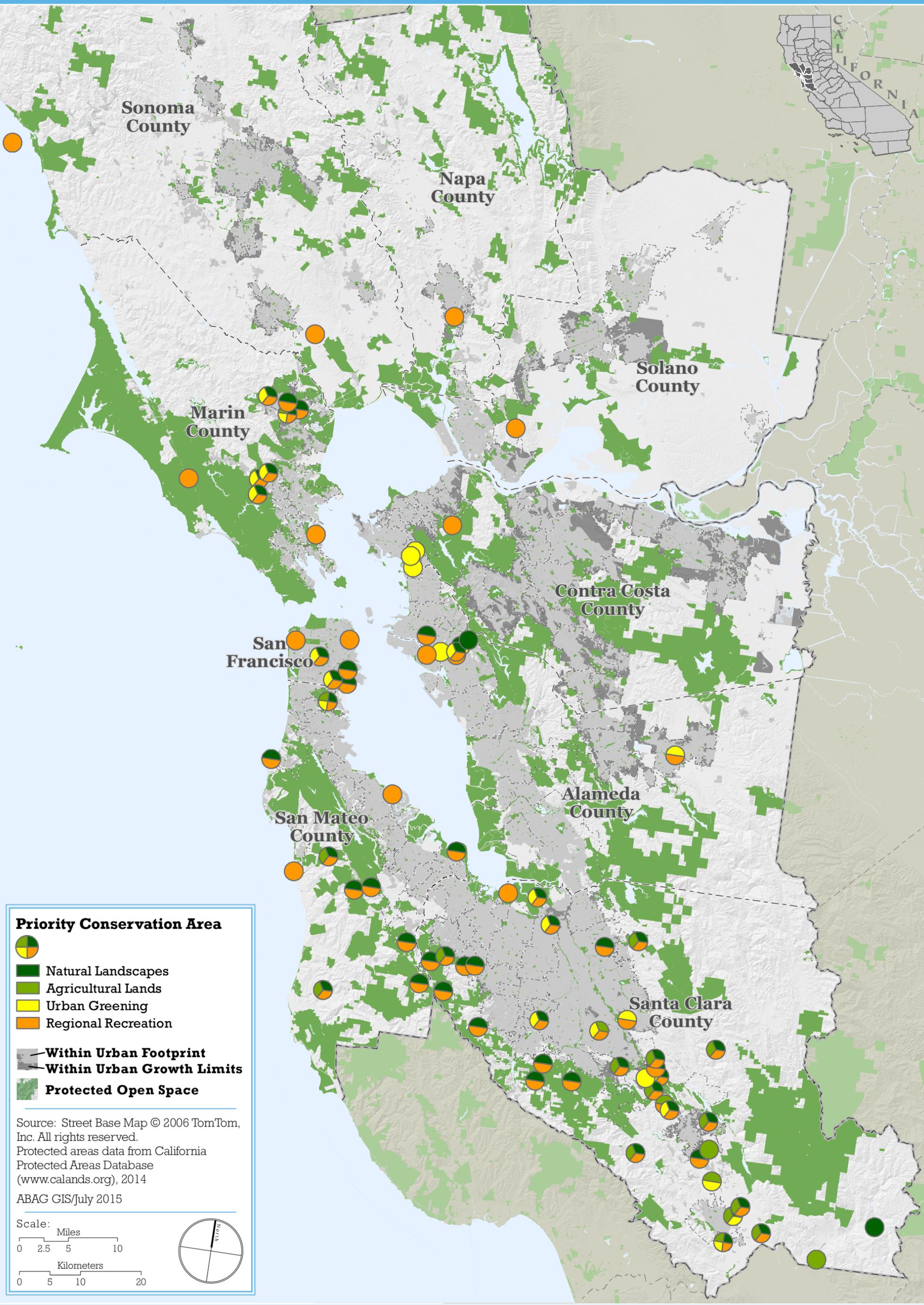
Area ID	Area Name	City	County	Location Description	Acreage	Lead Nominating Agency	Partnering Agencies/Orgs	Designation	Benefits	Co-Benefits
SC62	Upper Pacheco		Santa Clara County	zones surrounding Pacheco Creek east of Casa De Fruta	11,936	Santa Clara Valley Open Space Authority	Nature Conservancy, Peninsula Open Space Trust	NL	terrestrial ecosystems	climate & resilience, recreation
SC63	Pacheco Agriculture		Santa Clara County	between Hwy 152 and southern boundary of SC county	1,140	Santa Clara Valley Open Space Authority	Nature Conservancy, Peninsula Open Space Trust	AL	agricultural resources & economy	wildlife habitat, water & quality
SF9	Bayview Hill Natural Area	San Francisco	San Francisco County	bordered by LeConte Ave, Jamestown Ave in Bayview neighborhood	47	San Francisco Planning Dept		NL, RR	recreation, compact growth	
SF10	Crosstown Trail: Connecting Twin Peaks Bio-Region/ Glen Canyon	San Francisco	San Francisco County	surrounded by Twin Peaks, Diamond Heights, Inner Sunset neighborhoods	125	San Francisco Planning Dept		NL, UG, RR	water supply & quality, community health, recreation, compact growth	
SF11	Green Connections: McLaren Park Pivot	San Francisco	San Francisco County	surrounded by Excelsior, Portola & Vis Valley neighborhoods	400	San Francisco Planning Dept		NL, UG, RR	community health, recreation	
SF12	Palou Phelps Natural Area	San Francisco	San Francisco County	bordered by Palou Ave, Newhall St, Bridgeview Drive	3	San Francisco Planning Dept		NL, RR	community health, recreation, compact growth	
SM10	Menlo Park & East Palo Alto Baylands	Menlo Park & East Palo Alto	San Mateo County	boundary covers Bedwell Bayfront Park, Ravenswood Salt Restoration Area, Don Edwards SF Bay National Wildlife Refuge, Ravenswood Open Space Preserve, Cooley Landing Park	2,700	City of Menlo Park	U.S. Fish & Wildlife Service, Midpeninsula Regional Open Space District, City of East Palo Alto	NL, RR	terrestrial & aquatic ecosystems, water supply and quality, recreation	climate & resilience, compact growth, recreation, wildlife habitat, water supply & quality, community health
SM11	Miramontes	Unincorporated San Mateo County	San Mateo County	coastal foothills, including Burleigh Murray Ranch State park and eastern Miramontes Ridge Open Space Preserve	4,716	Midpeninsula Regional Open Space District		NL, RR, AL	terrestrial & aquatic ecosystems, water supply & quality, recreation, agricultural resources & economy	climate & resilience, wildlife habitat

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Area ID	Area Name	City	County	Location Description	Acreage	Lead Nominating Agency	Partnering Agencies/Orgs	Designation	Benefits	Co-Benefits
SM12	North Skyline	Unincorporated San Mateo County	San Mateo County	forested ridgeline & hillside extending west of Hwy 35, including Purisima Creek Redwoods & El Corte De Madera Creek Open Space Preserves, south of Burliegh Murray Ranch State Park	4,683	Midpeninsula Regional Open Space District		NL, RR	terrestrial & aquatic ecosystems, water supply & quality, recreation	climate & resilience, wildlife habitat
SM13	Teague Hill	Woodside & Unincorporated San Mateo County	San Mateo County	forested ridgeline east of Hwy 35, includes Huddard & Wunderlich County Parks and Teague Hill Open Space Preserve	5,478	Midpeninsula Regional Open Space District		NL, RR	terrestrial & aquatic ecosystems, water supply & quality, recreation	climate & resilience, wildlife habitat, compact growth
SM14	Southern San Mateo Coast	Unincorporated San Mateo County	San Mateo County	coastal foothills west of Hwy 35, southwestern areas of Tunitas Creek and La Honda Creek Open Space Preserve	46,914	Midpeninsula Regional Open Space District		NL, RR, AL	terrestrial & aquatic ecosystems, water supply & quality, recreation, agricultural resources & economy	climate & resilience, wildlife habitat
SM15	Windy Hill	Town of Portola Valley & Unincorporated San Mateo County	San Mateo County	oak woodland ridgeline along Hwy 35, portions of Windy Hill & Los Trancos Open Space Preserves	1,508	Midpeninsula Regional Open Space District		NL, RR	terrestrial & aquatic ecosystems, water supply & quality, recreation	climate & resilience, wildlife habitat, compact growth
SM16	South Skyline	Unincorporated San Mateo County	San Mateo County	oak woodland ridgeline along Hwy 35, including portions of Russian Ridge, Skyline Ridge & Long Ridge Open Space Preserves	5,446	Midpeninsula Regional Open Space District		NL, RR	terrestrial & aquatic ecosystems, water supply & quality, recreation	climate & resilience, wildlife habitat
SM17	Pedro Point Headlands	Unincorporated San Mateo County	San Mateo County	between City of Pacific and Devil's Slide Coastal Trail	255	San Mateo County Parks Department	City of Pacifica, Coastal Conservancy, Pacific Land Trust	NL, RR	aquatic ecosystems, water supply & quality, agricultural economy, community health, regional trails	

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SM18	San Bruno Mountain & Surrounding Area	San Mateo County, Daly City, Brisbane	San Mateo County	San Bruno Mountain State & County Park and adjacent undeveloped parcels, Sign Hill Park, Orange Park, Centennial Way, Oyster Point Marina, SF Bay Trail, Connecting Bike Trails/Routes	3,511	San Mateo County Parks Department	Cities of Brisbane, Colma, Daly City, South San Francisco & San Bruno Mountain Watch	NL, AL, RR, UG	wildlife habitat, recreation, open space, habitat for rare and endangered species	



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Date: September 10, 2015

To: ABAG Executive Board

From: Ezra Rapport  
Executive Director

Subject: **Response to MTC Proposal to Transfer Regional Land Use Planning Staff and Associated FY 2015-16 Planning Budget**

## **Executive Summary**

This white paper analyzes MTC's proposal to transfer regional land use planning and research staff from ABAG to MTC.

The proposal represents a major shift in regional land use planning and could result in ABAG's insolvency with significant consequences to cities and counties and ABAG's employees.

MTC's proposal is driven by either a) an attempt to gain efficiencies in the planning process; or b) a desire on the part of MTC to enter into the field of land use planning in addition to its role as a transportation agency.

If the issue is about efficiencies, ABAG joins MTC in searching for new ways to improve the process and utilize fewer taxpayer dollars. Efficiencies in regional planning have not been explored in detail since the advent of SB 375 in 2008.

If the issue is about MTC taking on a new land use role, ABAG and MTC should immediately begin discussions about the merger of the two agencies. With merger, the best work of both agencies can maintain continuity and ABAG can remain solvent as a Council of Governments. This would reflect the way other regions are organized, and would require the retention of a consultant team to advise and support a merger process.

In either case, MTC's proposal should not be fast tracked. The discussion of issues should be thoughtful and every effort made to incur the least harm. On the other hand, ABAG is not seeking to delay the analysis and paralyze the process. Specific milestones should be created to hear back from the organizational consultant.

At this juncture, ABAG proposes four actions: (1) Restore ABAG's budget for FY 2015-2016; (2) Retain a third party consultant to evaluate existing conditions and develop proposals; (3) Establish a subcommittee from ABAG and MTC boards to prepare an Action Plan; and (4) Schedule regular progress reports to the joint MTC Planning Committee/ABAG Administrative Committee.

# Response to MTC Proposal

September 10, 2015

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## Introduction

In 2008, ABAG was given regional land use planning responsibility under SB 375 with the legislative support of MTC. ABAG and MTC were required by law to create an integrated land use and transportation plan, referred to as a Sustainable Communities Strategy (SCS) which was renamed by the agencies as Plan Bay Area. Both agencies were required to approve the SCS.

MTC adopted a funding framework for ABAG to carry out its responsibilities under the SB 375 statute. The funding framework, adopted by the Commission, ran through 2022, in the amount of approximately \$3.7 million annually (see Attachment A). The funding framework was implemented by the execution of an Interagency Agreement in each of the last 3 fiscal years.<sup>1</sup>

ABAG developed a regional land use plan with local government self-nominated Priority Development Areas (PDAs). The goal is to create high quality urban neighborhoods along transit corridors through the use of local plans. These plans, supported by regional funding and assistance, produce housing at feasible densities, and include sites for affordable housing. The PDAs integrate environmental sustainability and resiliency measures, and achieve entitlement efficiency to attract private investment. ABAG provides technical assistance, while

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<sup>1</sup> MTC has provided pass through funding for ABAG's planning services since 1993 (see Attachment B).

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MTC supports the program with financial incentives. The program has been well received and lauded by reviewing State agencies.

MTC, however, has stated that the SCS process is inefficient and not cost-effective. MTC is now considering shifting the staff working on regional land use planning and research from ABAG to MTC and paying for this by retaining the \$3.7 million it had previously provided to ABAG each year.

ABAG has two principal concerns: (1) how should ABAG and MTC be structured to ensure the maximum benefit and efficiency for land use and transportation planning and (2) how can ABAG preserve its Council of Government functions if there is a structural change in regional land use planning.

### ABAG's Role as a Council of Governments

ABAG is a local government dues-paying membership organization dedicated to the well-being of cities, towns, and counties. As a Council of Governments (COG), ABAG engages in many other activities and enterprises that benefit local government.

ABAG was created by local governments in the Bay Area in 1961 to meet their planning and research needs related to land use, environmental and water resource protection, disaster resilience, energy efficiency and hazardous waste mitigation, and to provide risk management, financial services and staff training to local counties, cities and towns.

As the COG, ABAG is responsible by state statute for the Regional Housing Needs Allocation (RHNA) and five elements of the Sustainable Communities Strategy that address the future distribution of housing and employment (see Attachment B for legal background). Over the years, ABAG and MTC have worked in parallel to serve the land use and transportation needs of the region. In 1991, the two agencies worked to produce Bay Vision 2010, a regional blueprint for smart growth in the Bay Area. Based on this experience and, most importantly, working with local jurisdictions and learning from local plans, ABAG and MTC began to develop a regional framework for sustainability through the local designation of Priority Development Areas and Priority Conservation Areas. Since the adoption of the Sustainable Communities Strategies under SB 375 in 2008, land use, housing and transportation strategies are formally integrated by ABAG and MTC to provide a better alignment of housing production, local land use planning and transportation investments.

In addition to ABAG's collaborative work in land use, ABAG is also responsible for a variety of regional planning, operational and project activities related to land use and growth, including water quality, natural hazards and resilience, energy efficiency, restoration of the San Francisco Bay, and protection of open space and regional trails including the Bay and Water Trails. A major component of ABAG's member services includes pooled insurance, energy and project financing.

### The Plan Bay Area (SCS) Process

Following the adoption of SB375 and introduction of the Sustainable Communities Strategy (SCS), a land use plan approved by ABAG is required as part of the RTP/SCS. Prior to Plan Bay Area, MTC produced and independently adopted the Regional Transportation Plan (RTP). As a result of SB 375 requiring the adoption of the SCS by both ABAG and MTC, the complexity

## **Response to MTC Proposal**

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of a land use planning process was inserted into a well-structured transportation investment process. The addition of a more complex land use plan tied to transportation investment has resulted in a healthy and challenging dialogue as to how to manage the future of the Bay Area. This has also taken place in the context of heightened public interest in regional issues such as housing costs, job growth, and traffic congestion.

The SCS process has highlighted some frictions within MTC and ABAG about joint regional planning activities. For example, MTC has raised concerns about inefficiencies in the process, while ABAG is concerned with retaining local input in housing and land use planning. Despite these frictions, both agencies are seeking similar outcomes for addressing the multiple challenges facing the region.

ABAG's and MTC's planning units are responsible for two separate functions, land use and transportation, respectively. Both units complete tasks that require specialized skills and training. The intersection of the two units under Plan Bay Area has, however, been problematic. Both organizations have their own culture and it takes time for communication to proceed smoothly. The first SCS process was difficult, while the second, currently underway, is working better, but still needs improvement. The process of working together is still under construction, and an independent review by an outside consultant could be helpful in better managing this collaboration.

As state law requires the approval of both ABAG and MTC, important milestones in Plan Bay Area are periodically brought to the joint MTC Planning Committee/ABAG Administrative Committee. Prior to convening the committee, significant land use issues are brought before the ABAG Board and the Regional Planning Committee. MTC also brings various transportation issues to its Commission committees in advance of the joint committee. Through this process, consensus has been reached as to how to proceed over the past five years.

### Loss of the MTC Grant Risks ABAG's Financial Solvency

ABAG's finances are such that the sudden withdrawal of MTC's Grant will disrupt ABAG's capacity to continue its programs (see Attachment C). Unless this change is done carefully, ABAG faces financial insolvency along with a default in its pension program. ABAG needs the overhead provided by the MTC grant to support administrative services to its enterprises and inter-governmental grant programs. ABAG's business model has leveraged over \$150 million of grants from the state and federal governments over the last five years (see Attachment D). If ABAG is not able to maintain solvency, the loss of the Bay Area's COG will diminish efforts in the fields of energy efficiency, clean water and wetlands, drought relief projects, economic development, resilience and climate adaptation. The number of people that will have to be laid off has not yet been calculated, and depends largely on whether ABAG can continue its membership dues without regional land use planning staff (see Attachment C). According to CalPERS, default on ABAG's pension debt will result in all ABAG pensions, both past and current, being severely reduced (see Attachment D).

### Examining Structural Change Between ABAG and MTC

There are numerous options for ABAG and MTC to study structural changes. In this memo, we sketch four options superficially, with the understanding that these are for illustrative purposes only.

## **Response to MTC Proposal**

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- Option One focuses on retaining the independent organization of ABAG and MTC, but improving collaboration.
- Option Two reviews our understanding of the current MTC proposal.
- Option Three imagines one possibility of a complete merger between the organizations, where the governance of ABAG and MTC are forged into one Governing Board.
- Option Four is a transitional merger, creating one Governing Board, but retaining the authority of ABAG and MTC utilizing a single planning staff.

All of these options will take more time to examine thoroughly. There are numerous issues associated with each option that require analysis.

### Recommendations and Next Steps

Staff recommends the following actions:

1. Secure stability of both planning departments to proceed with Plan Bay Area by extending ABAG funding for the final 6 months of FY2015 – 2016.
2. Establish a subcommittee to produce an Action Plan to conduct a transparent six-month process evaluating the options to ensure appropriate and efficient collaboration between planning departments and ABAG and MTC. The subcommittee would include Commissioners and Executive Board Members appointed by the Commission and Executive Board, respectively.
3. Retain an independent third party consultant to evaluate the two planning organizations and the options described in this paper.
4. Schedule regular progress reports by Executive Directors to joint MTC Planning Committee/ABAG Administrative Committee on an Action Plan, joint work plan, and coordination with local jurisdictions.

## Response to MTC Proposal

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### Option One: Retain Independent MTC and ABAG but Strengthen Collaboration: Benefits of an Independent Council of Governments

Option one highlights the benefits of the division of regional planning responsibilities in the Bay Area. In the other major metropolitan areas, the Council of Governments (COG) is also the Metropolitan Planning Organization (MPO). The Bay Area's regional planning structure has allowed MTC and ABAG to develop unique strengths and focus responding to its mission. Some of the specific benefits of the current structure include:

#### *Current Structure: Benefits*

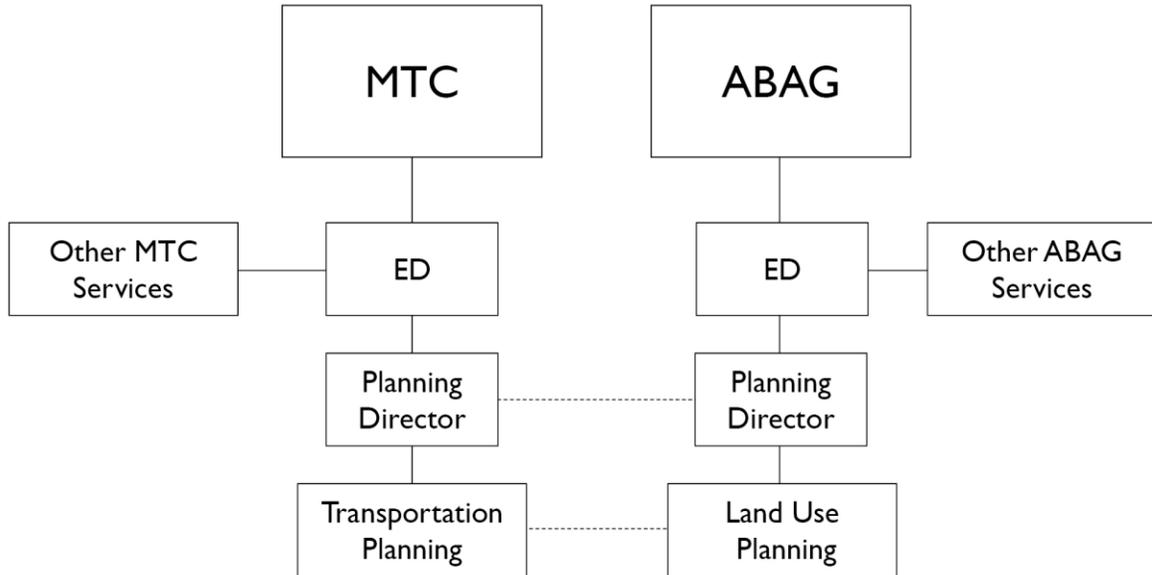
- Strong local engagement
- Integration of land use with related ABAG functions
- Retains ABAG's institutional experience
- Timely completion of Plan Bay Area
- Retains unique expertise and diverse perspectives of MTC and ABAG
- Ensures local input into Plan Bay Area, RHNA and other land use and housing policies
- Continues integration of land use planning with related regional functions within ABAG such as natural disaster preparation, resilience, energy efficiency, and water quality
- ABAG financial and organizational structure retained without harm.

#### *Current Structure: Challenges*

While the current organization of regional planning in the Bay Area has many advantages, several challenges have emerged, including:

- Complexity of public involvement process. Depending upon one's perspective, the current scope of public involvement in regional planning can be perceived as too limited or too extensive. Combining the RTP with a land use plan has expanded the level of public attention on ABAG and MTC joint activities and increased the deliberation required to complete joint tasks. ABAG is directly accountable to the region's local jurisdictions, while MTC maintains a close relationship with the Congestion Management Agencies. Substantial engagement needs to be designed that is consistent within each agency's sphere.
- Perceived Inefficiency. Plan Bay Area is recognized as among the most innovative regional plans nationwide and one of the state's most successful sustainable communities strategies. However, some members of the Commission and MTC staff have argued that the current planning process is time consuming and financially inefficient, leads to suboptimal external communications, and interferes with internal work flow.

## Option One: Strengthen Collaboration Organizational Structure



## **Response to MTC Proposal**

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### Option Two: Transfer Land Use Planning to MTC

In this option, a single planning unit covering both land use and transportation is housed within MTC, with MTC taking on the current responsibilities of ABAG's planning department. The MTC Planning Director oversees the consolidated planning department, reporting to the MTC Executive Director. The funding currently awarded from MTC to ABAG is retained by MTC. MTC offers employment opportunities to ABAG planning staff. Approval of the work product is made by the joint MTC/ABAG Administrative Committee and approval of the SCS is made by MTC and ABAG Boards.

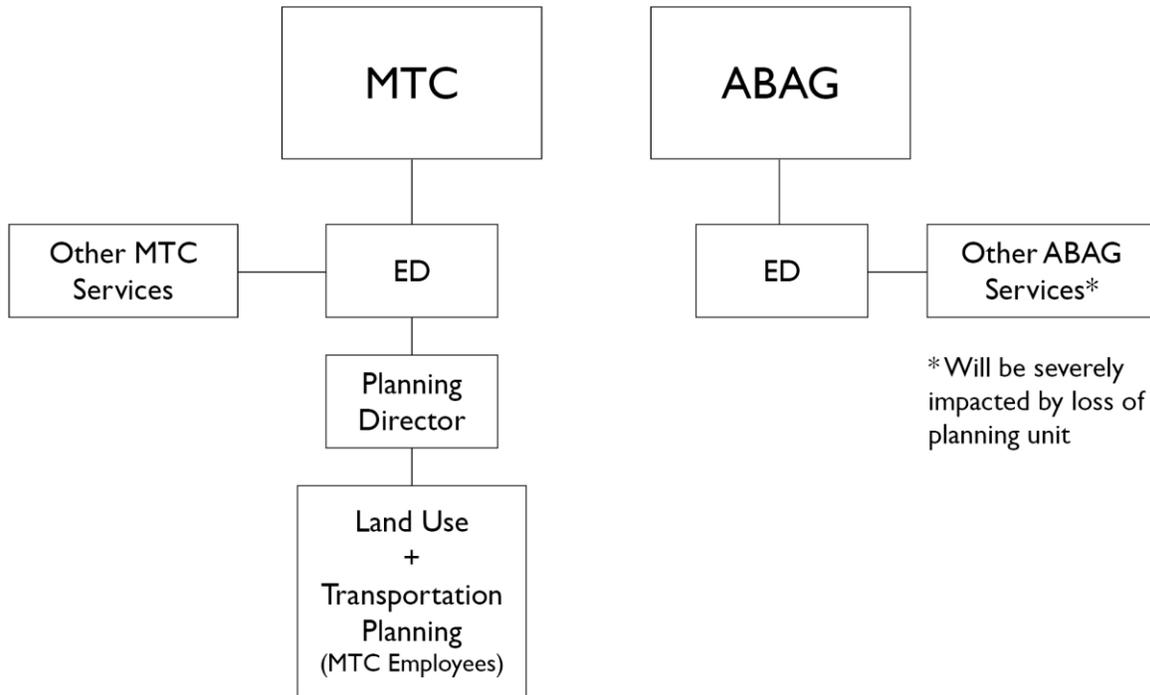
#### *Potential Benefits*

- All internal Planning staff within MTC and under its Commission streamlines decision-making process; eliminates potential for inter-agency policy disagreements or split vote on SCS
- Eliminates need for funding pass through to ABAG

#### *Potential Challenges*

- Reduces local jurisdiction input into Plan Bay Area, RHNA and other regional land use planning decisions compared to Council of Governments (ABAG); in practice, significantly reduces the participation by Executive Board—which would have little or no staff to evaluate regional land use policies
- Unclear cost savings; planning staff at two agencies do not currently perform duplicate tasks and administrative staff are scaled to support staff; MTC planning staff salaries typically higher than ABAG planning staff salaries
- Potential delays in completing Plan Bay Area and friction as a result of organizational restructuring without a collaborative process
- Inconsistency with state statutes assigning ABAG the responsibility for land use planning elements of the SCS and for the RHNA
- Reduced integration between land use and regional functions within ABAG such as natural disaster preparation, resilience, energy efficiency, and water quality
- Risk of future ABAG dissolution, caused by the rapid loss of funding for ABAG planning and related overhead, and diminution of membership dues, with resulting losses of grants from state and federal sources.

### Option Two: Transfer Land Use Planning to MTC Organizational Structure



## **Response to MTC Proposal**

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### Option Three: Full Merger to Create New Regional Governance Model in the Bay Area

The full merger option creates a larger, more representative Governing Board which has jurisdiction over MPO and COG function. The State Legislature would have to create one regional Governing Board for the Bay Area, eliminating ABAG and MTC independent governance. The Governing Board will represent local jurisdictions, stakeholders, and members concerned with an efficient systems approach for the Bay Area for land use, transportation, environmental issues, economic development, and equity issues. All functions of MTC and ABAG, plus new strategic functions, will be organized under one Governing Board and one Executive Director. A system of committee and subcommittees will be organized to govern all tasks. The organization is similar to combined COGs/MPOs throughout the State and nation.

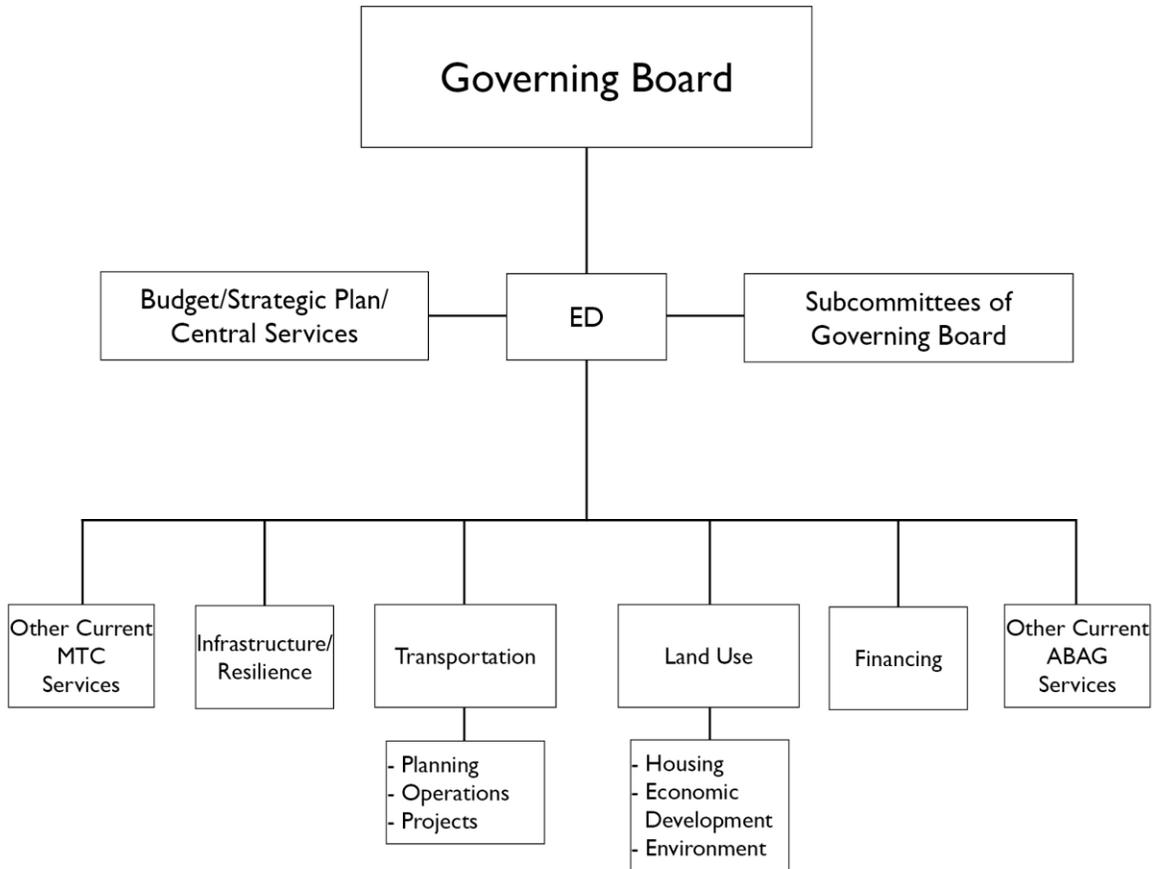
#### *Potential Benefits*

- Cost savings may be achieved through combined administrative services
- New Governing Board will be tasked with Strategic Planning for the region using a systemic approach
- More integration of environmental, economic, and equity issues across the entire organization
- Potential new regional authority conferred by the state
- Better integration of 21st century policy issues, such as climate mitigation and adaptation, reconstruction of infrastructure, regional financing options, increased housing production and affordable housing, income disparity and other equity issues, earthquake and sea level rise resilience.

#### *Potential Challenges*

- Difficult and complex negotiations to assemble Governing Board, may be impossible to achieve consensus
- Significant involvement of Legislature
- Time consuming effort to integrate current employees
- Possible loss of city and county control over membership organization
- Need to retain streamlined process for transportation project approvals
- Breadth of issues to be managed by one Executive Director
- Internal conflicts over governance of committee structure.

Option Three:  
Full Merger to Create New Regional Governance Model  
Organizational Structure



## **Response to MTC Proposal**

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### Option Four: Transitional ABAG/MTC Merger

In this proposal, ABAG and MTC voluntarily create a merger that retains the benefits of the two organizations within a new organization that acts as the region's COG/MPO. The Governing Board will control the budget and central overhead services and strategic planning of the new organization. This proposal consolidates the planning units and consists of existing ABAG and MTC employees who report to a single Planning Director, who reports to the Executive Director of the new Governing Board. The Joint Planning Department provides technical planning services to both MTC and ABAG. Employees of all other MTC and ABAG departments are retained, reporting to an MTC and ABAG Chief Operating Officer (COO), respectively.

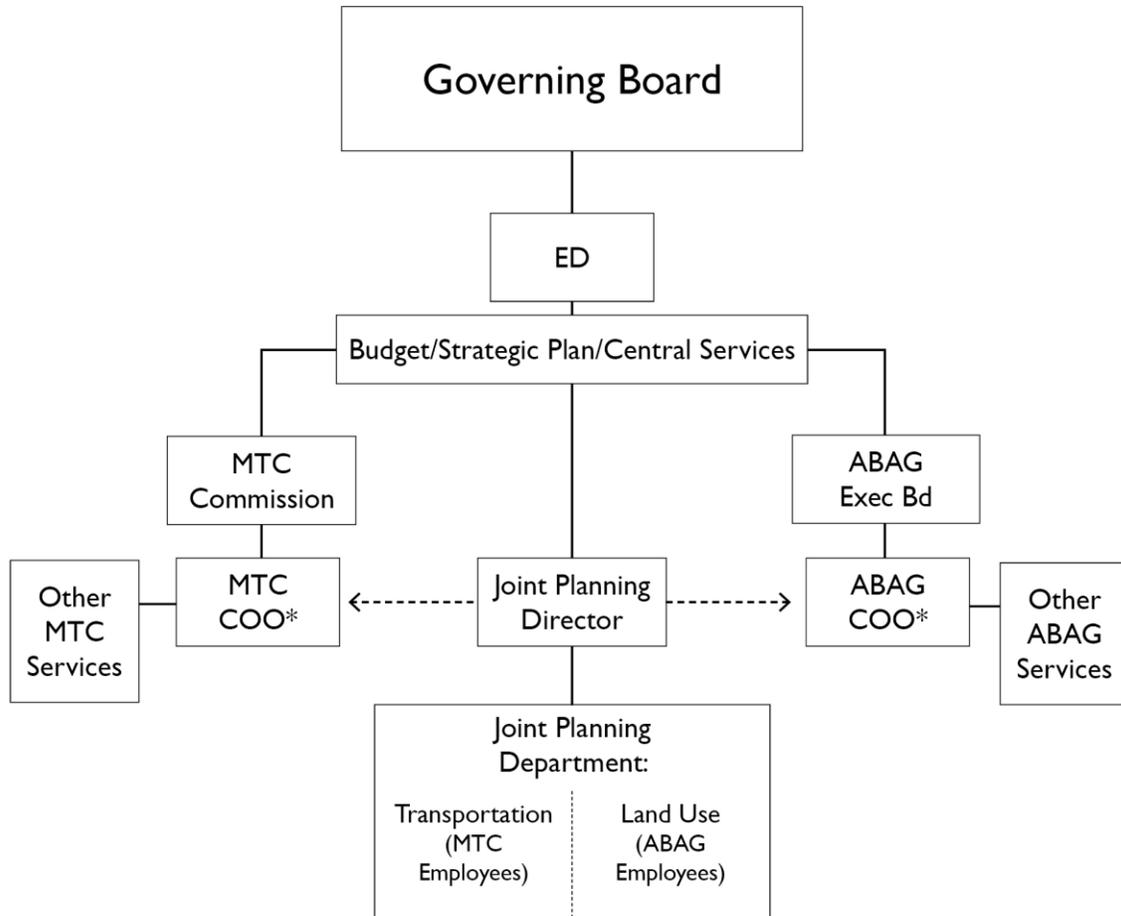
#### *Potential Benefits*

- Cost savings are achieved by consolidating agency-wide administrative services for both MTC and ABAG
- Planning Director working in line authority to new Governing Board and will be tasked with providing planning services to either MTC (e.g. for RTP) or ABAG Executive Board (e.g. for RHNA, Resilience programs) for Plan Bay Area
- New Governing Board will develop a regional Strategic Plan for integrating land use, transportation, and planning activities
- ABAG and MTC financial structures remains intact, should result in no loss of grants or membership dues
- Efficient decision-making process.

#### *Potential Challenges*

- May require state legislation
- Additional cost of one Executive Director for the governing Body, plus one Planning Director for the consolidated Land Use and Transportation functions offset partially by other savings
- Larger bureaucracy; less nimble
- Not a complete Merger; will take time to establish a complete merger under the Governing Board that eliminates both ABAG and MTC.

## Option Four: Transitional ABAG/MTC Merger Transitional Organizational Structure



\*Chief Operating Officer

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### Attachments

- A. MTC Revised Funding Agreement Framework
- B. ABAG Proposed Transfer-Legal Background
- C. Financial Implications (with Exhibits A-D)
- D. Pension Impact
- E. Grants and Awards, FY 2010-2011 through 2014-2015
- F. ABAG Programs and Projects
- G. ABAG Employee Organization
- H. ABAG and MTC Collaboration



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## *Memorandum*

TO: Commission

DATE: June 18, 2014

FR: Executive Director

RE: Revised Funding Agreement Framework for MTC/ABAG Joint Planning, Research and Administrative/Facilities Activities

In February 2013, the Commission approved an eight-year framework for funding the Association of Bay Area Governments (ABAG) joint planning, research, and administrative/facilities activities that would provide ABAG a more predictable basis for their annual budgeting and cover tenant improvements associated with ABAG's relocation to 375 Beale Street in San Francisco.

Consistent with the multi-year agreement, MTC and ABAG have identified cost efficiencies associated with shifting work for a Senior Land Use modeler from ABAG to MTC under one consolidated analytical services unit. As such, the multi-year agreement is proposed to be adjusted starting in FY 2014-15 to reflect an approximate \$125,000 reduction in cost for ABAG.

### **Revised Funding Agreement Framework**

The revised framework from FY 2013-14 through FY 2020-21 with this adjustment is summarized in Attachment A.

All other provisions of the February 2013 framework would remain unchanged, as follows:

- The annual funding amounts are calculated using FY 2012-13 estimate of ABAG's research and planning services expenses of \$3,700,000 as the base, escalated at 1.5% per year with the \$125,000 reduction noted above in FY 2014-15, plus funding sufficient for ABAG to contribute to the cost of tenant improvements.
- The funding sources for the agreement would include the final round of Proposition 84 funds in FY 2013-14 as well as any new state planning funds made available to the region to support research, planning and implementation activities per the requirements under SB 375 and Plan Bay Area. MTC and ABAG will advocate for the continuation of state planning funds to support these activities.
- Unspent funds are allowed to be carried over into ensuing years' agreements for expenditure by ABAG in subsequent fiscal years, thereby providing budget capacity over

the course of the eight-year agreement to meet anticipated agency expenses and to offset potential lower state funding levels.

- The MTC Administration Committee would authorize the execution of each year's agreement, pursuant to the funding amounts in Attachment A, in order to confirm the scope of work for research and planning activities to be carried out by ABAG in exchange for the funding received.
- ABAG and MTC will continue to explore in earnest ways to reduce costs related to any duplicative planning or administrative functions.

Staff recommends that the Commission approve and authorize staff to forward it to ABAG for concurrence as the basis for the MTC/ABAG funding agreements beginning in FY 2014-15.



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Steve Heminger

AB:SH

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**Attachment A**  
**MTC/ABAG Funding Framework**  
**REVISED MTC Funding Commitments**  
**June 2014**

	<b>FY2013-14</b>	<b>FY2014-15</b>	<b>FY2015-16</b>	<b>FY2016-17</b>	<b>FY2017-18</b>	<b>FY2018-19</b>	<b>FY2019-20</b>	<b>FY2020-21</b>	<b>Total</b>
<b>Current Framework</b>									
Planning & Research	3,755,000	3,812,000	3,869,000	3,927,000	3,986,000	4,046,000	4,106,000	4,168,000	\$ 31,669,000
Tenant Improvements	400,000	400,000	450,000	550,000	600,000	600,000	600,000	600,000	\$ 4,200,000
Total	4,155,000	4,212,000	4,319,000	4,477,000	4,586,000	4,646,000	4,706,000	4,768,000	\$35,869,000
<b>Revised Framework</b>									
Planning & Research	3,755,000	3,687,000	3,742,000	3,798,000	3,855,000	3,913,000	3,972,000	4,031,000	\$ 30,753,000
Tenant Improvements	400,000	400,000	450,000	550,000	600,000	600,000	600,000	600,000	\$ 4,200,000
Total	4,155,000	4,087,000	4,192,000	4,348,000	4,455,000	4,513,000	4,572,000	4,631,000	\$34,953,000
<b>Difference</b>	-	(125,000)	(127,000)	(129,000)	(131,000)	(133,000)	(134,000)	(137,000)	(916,000)

Corrected from February 2013 Framework to increase by \$30,000.

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To: Executive Board, ABAG  
Fr: Kenneth K. Moy, Legal Counsel   
Dt: July 6, 2015  
Re: Proposed Transfer of ABAG Planning and Research Staff – Legal Background

Summary

SB 375 assigns responsibility for the land use, housing and economic elements of the sustainable communities strategy (SCS) to ABAG and the transportation elements to the Metropolitan Transportation Authority (MTC). The proposed transfer of ABAG's Planning and Research staff to MTC requires one of the following:

- A. The ABAG Executive Board transfers its planning responsibilities under SB 375 to MTC.  
or
- B. The Legislature amends SB 375 to do so.

SB 375's division of regional land use planning and regional transportation planning between ABAG and MTC, respectively, continues a practice that has been in place since the creation of MTC.

Discussion and Analysis

A. *SB 375*

SB 375 amended the Planning and Land Use Law to require the preparation of a sustainable communities strategy (SCS) for each region in the State. The SCS must be included in any Regional Transportation Plan prepared subsequent to the passage of SB 375.

SB 375 describes the SCS in terms of eight functional elements. For the San Francisco Bay Region, SB 375 designated ABAG and MTC as the entities responsible for preparing the SCS and assigned each of the eight functional elements as follows:

ABAG

- o Identify the general location of uses, residential densities, and building intensities within the region.
- o Identify areas within the region sufficient to house all the population of the region, including all economic segments of the population, over the course of the planning period of the regional transportation plan taking into account net migration into the region, population growth, household formation and employment growth.

- o Identify areas within the region sufficient to house an eight-year projection of the regional housing need for the region as determined by the State Housing and Community Development Department (HCD) and ABAG under the Housing Element Law.
- o Gather and consider the best practically available scientific information regarding resource areas and farmland in the region as defined by statute.
- o Consider the state housing goals of the State Housing Element Law.

#### ABAG and MTC

- o Set forth a forecasted development pattern for the region, which, when integrated with the transportation network, and other transportation measures and policies, will reduce the greenhouse gas emissions from automobiles and light trucks to achieve, if there is a feasible way to do so, the greenhouse gas emission reduction targets approved by the California Air Resources Board.

#### MTC

- o Identify a transportation network to service the transportation needs of the region.
- o Allow the regional transportation plan to comply with Section 176 of the federal Clean Air Act (42 U.S.C. Sec. 7506).

SB 375 clearly establishes that ABAG is responsible for the land use, housing and economic planning required for the SCS and that MTC is responsible for the required transportation planning.<sup>1</sup> SB 375 is silent on how ABAG and MTC are to collaborate on jointly preparing and approving the SCS.<sup>2</sup>

#### *B. Proposed Transfer*

MTC staff is proposing that ABAG transfer ABAG Planning and Research staff to MTC to address issues identified by MTC staff. Regardless of the reason(s) for the transfer, to do so requires (1) action by the ABAG Executive Board or (2) amendment of SB 375.

For the reasons stated above, ABAG is responsible for the land use, housing and economic elements of the SCS. ABAG carried out that responsibility for Plan Bay Area in 2011-13 by having its staff prepare those components in collaboration with MTC staff and by approving the SCS. In my opinion, transferring the Planning and Research staff from ABAG to MTC does not change SB 375's requirement that ABAG be responsible for these elements of the SCS.

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<sup>1</sup> See Govt. Code Secs. 65080(2)(B) and 65080(2)(C)(i).

<sup>2</sup> MTC and ABAG acknowledged this allocation of responsibilities in their respective resolutions adopting the SCS: MTC Resolution 4111 and ABAG Resolution 06-13.

Therefore, the land use, housing and economic elements of the SCS still requires ABAG Executive Board approval.

In theory, after the ABAG Planning & Research Department is transferred to MTC, the land use, housing and economic elements of the SCS could still be subject to approval by the ABAG Executive Board. However, MTC’s rationale for the transfer - to remove ‘inefficiencies and duplication’ – is not compatible with a structure that has the ABAG Executive Board overseeing work performed by MTC staff. Therefore, there are two feasible options:

- a. ABAG delegates responsibility for preparation its portion of the SCS to MTC, or
- b. SB 375 is amended to transfer ABAG’s responsibility for preparation of the SCS to MTC.

Any proposed delegation or amendment will also need to deal with the element of the SCS that requires it to identify areas within the region sufficient to house an eight-year projection of the regional housing need for the region as determined by the State Housing and Community Development Department (HCD) and the regional housing need allocation (RHNA). ABAG was responsible for RHNA in 2013 and coordinated the RHNA and the SCS. If RHNA is not performed by MTC, then ABAG and MTC will need to coordinate their respective work on the RHNA and the SCS.

*C. Historical Separation of Regional Land Use Planning from Regional Transportation Planning in the San Francisco Bay Area*

ABAG is a joint powers entity created in 1961 to address the “demonstrated need for the establishment of an association of county and city governments within the San Francisco Bay Area to provide a forum for discussion and study of metropolitan area problems of mutual interest and concern to the counties and cities, and to facilitate the development of policy and action recommendations for the solution of such problems.”<sup>3</sup> Over its history, ABAG’s primary focus has been on regional land use, housing and the environment. In this capacity, ABAG operates as a COG.

In 1970, the Legislature enacted the Metropolitan Transportation Commission Act that created MTC as a “local area planning agency . . . to provide comprehensive regional transportation planning” in the San Francisco Bay Area.<sup>4</sup> In addition, MTC is designated as the transportation planning agency for the region.<sup>5</sup>

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<sup>3</sup> See first precatory clause of the ABAG joint powers agreement.

<sup>4</sup> Govt. Code Sec. 66502. The Act is at Govt. Code Secs. 66501- 66536.2.

<sup>5</sup> Govt. Code Sec. 29532.1(a).

In all other regions of the State, the region's COG (if there is one) was also designated as the region's transportation planning agency.<sup>6</sup> This is the case for the other three major metropolitan regions: Los Angeles, San Diego and Sacramento. The designation of MTC as a standalone regional transportation agency separate from ABAG, the region's COG, and the resultant separation of regional transportation planning from regional land use planning, are anomalies. The Legislature apparently acknowledged this anomaly by requiring MTC to consider "plans prepared and adopted by the Association of Bay Area Governments" in MTC's preparation of the regional transportation plan.<sup>7</sup>

It is worth noting that historically MTC has provided funding for ABAG's regional land use planning activities that were needed to support MTC's transportation planning through an 'Interagency Agreement'. Each year the amount of the funding was based on a 'Funding Formula (Appendix A).

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<sup>6</sup> Govt. Code Sec. 29532.

<sup>7</sup> Govt. Code Sec. 66509(c).

**APPENDIX A**  
**MTC/ABAG FUNDING FORMULA**

Commencing with fiscal year 1993-94 and continuing each fiscal year thereafter, MTC shall annually pass through to ABAG, as set forth below, an amount equivalent to fifteen percent (15%) of the new federal general planning funds (U.S. DOT) and ten percent (10%) of the new TDA planning funds anticipated to be received by MTC during the given fiscal year. Funds appropriated in earlier fiscal years shall not be included in the pass-through computation.

Revenues "anticipated" by MTC, for the purpose of calculating ABAG's share, shall mean:

TDA: County Auditors' estimates received by MTC by February 1, preceding the fiscal year in question, or as amended by MTC prior to July 1 of the fiscal year in question.

FHWA: Estimates provided by FHWA, through Caltrans, in February preceding the fiscal year in question.

FTA: Estimates provided by FHWA, through Caltrans, in February preceding the fiscal year in question.

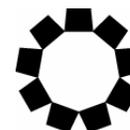
If additional DOT money for special planning studies should become available, ABAG may propose work programs for such studies and negotiate with MTC for additional funds as provided in Section 3 of this agreement.

Funding from FTA and FHWA shall be contingent upon approval by these agencies of the OWP for the coming year. Should the DOT agencies amend the OWP after the above dates to reduce the amounts of FHWA or FTA funds, MTC and ABAG shall endeavor to reduce their shares of DOT funds proportionally and shall amend the OWP tasks as necessary to reflect the reduced level of funding.

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# ASSOCIATION OF BAY AREA GOVERNMENTS

Representing City and County Governments of the San Francisco Bay Area



**ABAG**

Date: September 2, 2015

To: ABAG Executive Board

From: Ezra Rapport  
Executive Director

Subject: **Analysis of Financial Implication of Removal of Planning and Research Functions/Funds from ABAG**

## Executive Summary

This paper examines the financial consequences to ABAG if MTC abruptly ends its funding of ABAG land use planning functions. The annual loss of \$3.9 million would be partially offset by reduced staff costs, the net effect would be a \$1.6 to \$2.1 million net revenue loss. If the entire Planning Department was eliminated, the annual revenue loss would be \$5.5 million, with offsetting cost reductions of \$3.4 million, resulting in a net loss to ABAG of \$2.1 million.

FINANCIAL IMPACT OF MTC PROPOSAL	<u>Planning Staff and Functions Eliminated</u>	
	<u>Plan Bay Area Staff Only</u>	<u>All Planning &amp; Research Staff</u>
<b>Revenue</b> from MTC for Land Use Planning:		
Federal Grants & Contracts	\$2,657,000	\$2,757,000
State Grants & Contracts	\$ 737,000	\$1,887,000
Other Grants & Contracts	\$ 500,000	\$ 850,000
Service Programs		\$ 50,000
Total Revenue	\$3,894,000	\$5,544,000
<b>Expenses</b> related to ABAG's Planning Staff		
Personnel Costs	\$2,619,803	\$3,473,601
Unfunded Pension Liability	\$ (418,000)	\$ (554,000)
Other Direct Expenses	\$ 96,595	\$ 509,015
Total Expenses	\$2,298,398	\$3,428,616
<b>Net Deficit to ABAG</b>	<b>\$1,595,602</b>	<b>\$2,115,384</b>

ABAG has insufficient reserves to sustain negative cash flow on this scale. While some additional reductions in expenses are possible, cutting administrative support too much will result in ABAG not being able to service its enterprise departments and obtain/manage millions of dollars in grants for its member jurisdictions. The loss of funding for ABAG planners would also result in a loss of the indirect overhead cost recovery associated with those positions, necessitating the immediate layoff of some of the administrative staff at ABAG.

Options for addressing this \$1.6 to \$2.1 million shortfall include 1) increasing our membership dues; 2) increasing our indirect overhead cost rate; and/or 3) laying off additional remaining ABAG staff members. Here is a brief analysis of the feasibility of each of these options.

## **Analysis of Financial Implication**

September 2, 2015

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### Increase Dues

Dues are set annually and have been fully assessed for FY 2015-16. The earliest possible increase would be effective July 1, 2016. ABAG staff, in consultation with ABAG's Executive officers, does not believe it is possible to reduce a substantial portion of the deficit through increasing dues to member cities/counties by 50-100%. Had nothing changed, it's hard to imagine many cities agreeing to such a significant increase. But after learning ABAG no longer has planning staff and, therefore, greatly diminished authority over land use policy, the argument for higher dues becomes untenable. The challenge will be to convince members to continue paying their current dues in spite of this loss of planning staff because of the other valuable services and programs that ABAG offers.

### Increase Overhead Rate

ABAG's Indirect Overhead Cost Rate (IOCR) is the result of calculations and submittals to ABAG's lead federal funding agency, the US EPA, and is set annually. The earliest possible increase would be effective July 1, 2016. The current overhead rate (44.95%) was calculated in accordance with Federal regulations. Over the past five years, the overhead was used to support over \$150 million in federal and state grants (including from the EPA) that was dispersed for local jurisdictions (e.g. green infrastructure capital grants, the Bay Trail and SF Estuary Partnership). ABAG's indirect overhead cost rate is essential for ABAG's business model. If the rate is too high, it would render ABAG non-competitive for many of these grants, and it would not be acceptable to our insurance group, PLAN.

### Staff Layoffs

ABAG employs almost two dozen planners, about a third of our total staff. ABAG is responsible for staffing ABAG's enterprise groups (PLAN, POWER, BayREN, SHARP, FAN), and the SF Estuary Partnership with our administrative staff (IT, HR, Finance and office support). Significant layoffs in administrative staff would negatively impact the ability of our enterprise groups and remaining non-Plan Bay Area programs to function

Each of these solutions: increasing dues, increasing indirect overhead cost rates and major staff layoffs are problematic and therefore threatening to our remaining programs. The cascading effect of cuts, layoffs, and losses of grants and enterprises could jeopardize ABAG's overall financial position. If financial problems result in ABAG falling into financial insolvency, another major problem is triggered. ABAG participation in the CalPers retirement system has an unfunded pension liability. The pension issue is discussed as the subject of a companion memo (Attachment D).

To illustrate the financial impact to ABAG of the transfer of part or all of the Planning and Research functions, the fiscal year 2015-16 budget has been used as a baseline (Exhibit A), and three scenarios (Exhibits B - D) illustrate a reduction of revenues and expenses that could be expected when Planning and Research functions are terminated. The fiscal year 2015-16 budget is balance and in any scenario where the loss of revenue exceeds the reduction in expenses, ABAG will incur an operating deficit.

The financial units composing the budget are:

## Analysis of Financial Implication

September 2, 2015

3

- ABAG administration
- Plan Bay Area
- Other planning and research activities
- San Francisco Estuary Partnership
- BayREN – San Francisco Bay Area Regional Energy Network
- ABAG POWER
- ABAG PLAN CORPORATION (PLAN and SHARP insurance risk pools)
- ABAG FINANCIAL SERVICES (Finance Authority for Nonprofit Corporations)
- WETA – San Francisco Water Emergency Transportation Authority (Fiscal Agent Services)

### Exhibit A – ABAG's FY 2015-16 budget

**Exhibit B**, reflects ABAG budget after the elimination of MTC funding and other funding related to *Plan Bay Area*, of \$3.894 million; and the elimination of personnel cost for ABAG employees who are principally assigned to the *Plan Bay Area* project of \$2.620 million, less the annual amortization of unfunded pension and Retiree Healthcare Plan liabilities of \$418,000. Under this scenario, ABAG would retain all the facilities and organizational support necessary to continue administration of all current activities, excluding *Plan Bay Area*. In this case the ABAG budget would show a deficit of \$1.596 million.

**Exhibit C**, reflects the budget after the elimination of all planning and research related revenues of \$5.544 million; and the elimination of all personnel costs of the Planning and Research Department of \$3.474 million, less the annual amortization of unfunded pension and Retiree Healthcare Plan liabilities of \$544,000. Also eliminated are administrative personnel costs of \$1.007 million (25%). ABAG would continue to operate and support all other current activities. With this 25% reduction in administrative support, the remaining units would incur additional expenses to replace the lost ABAG services; this analysis does not project these additional costs. The ABAG budget would show a deficit of \$1.108 million after a 25% reduction in administrative staff.

**Exhibit D**, reflects the budget after the elimination of all planning and research function revenues of \$5.544 million, the loss of membership dues of \$918,000 (50%); and the elimination of all personnel costs of the Planning and Research Department of \$3.474 million, less the annual amortization of unfunded pension and Retiree Healthcare Plan liabilities of \$544,000. Also eliminated are administrative personnel costs of \$2.014 million (50%). ABAG would continue to operate and support all other current activities, but at a reduced level. With the 50% reduction in administrative support, the remaining units would incur additional expenses to replace the lost ABAG services; this analysis does not project these additional costs or whether the remaining enterprise units would continue to affiliate with ABAG. The ABAG budget would show a deficit of at least \$1.019 million and more if we lose enterprise units.

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**ABAG UNIVERSAL  
PROFORMA REVENUE AND EXPENSE STATEMENT  
(Based on FY 2015-16 Budget)**

**Exhibit A  
Base Case**

	Central ABAG				Total Enterprise	Total Universal ABAG
	Planning & Research	Bay Trail & Other	Agency Mngt	Total Central		
	<b>REVENUE</b>					
Federal Contracts	\$ 2,657,000	\$ 100,000		\$ 2,757,000	\$ 3,250,000	\$ 6,007,000
State Contracts	737,000	1,150,000		1,887,000	9,765,000	11,652,000
Other Contracts	500,000	350,000	\$ 151,200	1,001,200	790,000	1,791,200
Service Programs		50,000	1,060,000	1,110,000	4,250,000	5,360,000
Membership Dues			1,836,622	1,836,622	60,000	1,896,622
<b>Total Revenue</b>	<b>3,894,000</b>	<b>1,650,000</b>	<b>3,047,822</b>	<b>8,591,822</b>	<b>18,115,000</b>	<b>26,706,822</b>
<b>EXPENSES</b>						
Personnel	2,619,803	853,798	4,028,422	7,502,024	4,152,736	11,654,759
Pass Through					12,329,793	12,329,793
Other Direct Exp.	96,595	412,420	617,228	1,126,243	653,447	1,779,690
Overhead allocation	1,177,602	383,782	(1,597,828)	(36,444)	979,024	942,579
<b>Total Expenses</b>	<b>3,894,000</b>	<b>1,650,000</b>	<b>3,047,822</b>	<b>8,591,822</b>	<b>18,115,000</b>	<b>26,706,822</b>
Surplus (Deficit)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

**Assumptions**

- MTC funding for Planning and Research is maintained in accordance with the inter-agency funding agreement.
- a.

**ABAG UNIVERSAL  
PROFORMA REVENUE AND EXPENSE STATEMENT  
(Based on FY 2015-16 Budget)**

**Exhibit B  
Scenario I**

	Central ABAG				Total Enterprise	Total Universal ABAG
	Planning & Research	Bay Trail & Other	Agency Mngt	Total Central		
<b>REVENUE</b>						
Federal Contracts		\$ 100,000		\$ 100,000	\$ 3,250,000	\$ 3,350,000
State Contracts		1,150,000		1,150,000	9,765,000	10,915,000
Other Contracts		350,000	\$ 151,200	501,200	790,000	1,291,200
Service Programs		50,000	1,060,000	1,110,000	4,250,000	5,360,000
Membership Dues			1,836,622	1,836,622	60,000	1,896,622
<b>Total Revenue</b>	-	1,650,000	3,047,822	4,697,822	18,115,000	22,812,822
<b>EXPENSES</b>						
Personnel		853,798	4,446,422	5,300,220	4,152,736	9,452,956
Pass Through					12,329,793	12,329,793
Other Direct Exp.		412,420	617,228	1,029,648	653,447	1,683,095
Overhead allocation		383,782	(420,226)	(36,444)	979,024	942,580
<b>Total Expenses</b>	-	1,650,000	4,643,424	6,293,424	18,115,000	24,408,424
Surplus (Deficit)	\$0	\$0	(\$1,595,602)	(\$1,595,602)	\$0	(\$1,595,602)

**Assumptions**

- a. All MTC funding for Planning and Research is withdrawn.

Sixteen staff members assigned to Planning and Research are terminated from ABAG. Cost savings are reduced \$418,000 by the continuing requirement to amortize the unfunded pension liability and retiree

- b. healthcare liability attached to the salaries of the terminated employees.

Administrative overhead charged to Planning and Research is absorbed by Agency Management.

- c. Administrative staff is maintained at full budget levels.

- d. All activities other than the MTC related planning and research are continued.

**ABAG UNIVERSAL  
PROFORMA REVENUE AND EXPENSE STATEMENT  
(Based on FY 2015-16 Budget)**

**Exhibit C  
Scenario II**

	Central ABAG				Total Enterprise	Total Universal ABAG
	Planning & Research	Bay Trail & Other	Agency Mngt	Total Central		
<b>REVENUE</b>						
Federal Contracts				\$ -	\$ 3,250,000	\$ 3,250,000
State Contracts				-	9,765,000	9,765,000
Other Contracts			\$ 151,200	151,200	790,000	941,200
Service Programs			1,060,000	1,060,000	4,250,000	5,310,000
Membership Dues			1,836,622	1,836,622	60,000	1,896,622
<b>Total Revenue</b>	<b>-</b>	<b>-</b>	<b>3,047,822</b>	<b>3,047,822</b>	<b>18,115,000</b>	<b>21,162,822</b>
<b>EXPENSES</b>						
Personnel			3,575,317	3,575,317	4,152,736	7,728,052
Pass Through					12,329,793	12,329,793
Other Direct Exp.			617,228	617,228	653,447	1,270,675
Overhead allocation			(36,444)	(36,444)	979,024	942,580
<b>Total Expenses</b>	<b>-</b>	<b>-</b>	<b>4,156,101</b>	<b>4,156,101</b>	<b>18,115,000</b>	<b>22,271,100</b>
<b>Surplus (Deficit)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$1,108,279)</b>	<b>(\$1,108,278)</b>	<b>\$0</b>	<b>(\$1,108,278)</b>

**Assumptions**

- a. All MTC funding for Planning and Research is withdrawn. All planning and research activities are discontinued.  
Twenty two staff members assigned to Planning and Research are terminated from ABAG. Cost savings are reduced \$554,000 by the continuing requirement to amortize the unfunded pension liability and retiree healthcare liability attached to the salaries of the terminated employees.
- b. Administrative overhead charged to Planning and Research is absorbed by Agency Management.
- c. Administrative staff is reduced by 25%.
- d. All Enterprise activities and service programs are continued.

**ABAG UNIVERSAL  
PROFORMA REVENUE AND EXPENSE STATEMENT  
(Based on FY 2015-16 Budget)**

**Exhibit D  
Scenario III**

	Central ABAG				Total Enterprise	Total Universal ABAG
	Planning & Research	Bay Trail & Other	Agency Mngt	Total Central		
	<b>REVENUE</b>					
Federal Contracts					\$ 3,250,000	\$ 3,250,000
State Contracts					9,765,000	9,765,000
Other Contracts			\$ 151,200	\$ 151,200	790,000	941,200
Service Programs			1,060,000	1,060,000	4,250,000	5,310,000
Membership Dues			918,311	918,311	60,000	978,311
<b>Total Revenue</b>	-	-	2,129,511	2,129,511	18,115,000	20,244,511
<b>EXPENSES</b>						
Personnel			2,568,211	2,568,211	4,152,736	6,720,947
Pass Through					12,329,793	12,329,793
Other Direct Exp.			617,228	617,228	653,447	1,270,675
Overhead allocation			(36,444)	(36,444)	979,024	942,580
<b>Total Expenses</b>	-	-	3,148,995	3,148,995	18,115,000	21,263,995
<b>Surplus (Deficit)</b>	\$0	\$0	(\$1,019,484)	(\$1,019,483)	\$0	(\$1,019,484)

**Assumptions**

- a. All MTC funding for Planning and Research is withdrawn. All planning and research activities are discontinued.
- b. Due to lack of relevancy membership and membership dues decline 50%.  
  
Twenty two staff members assigned to Planning and Research are terminated from ABAG. Cost savings are reduced \$554,000 by the continuing requirement to amortize the unfunded pension liability and retiree healthcare liability attached to the salaries of the terminated employees.
- c. Administrative overhead charged to Planning and Research is absorbed by Agency Management.  
Administrative staff is reduced by 50%.
- d. All Enterprise activities and service programs are continued.

# ASSOCIATION OF BAY AREA GOVERNMENTS

Representing City and County Governments of the San Francisco Bay Area



**ABAG**

Date: September 2, 2015

To: ABAG Executive Board

From: Ezra Rapport  
Executive Director

Subject: **Financial Implication of Removal of Planning and Research Functions from ABAG on ABAG's Unfunded Pension Liability and Retiree Health Care Plan**

According to CalPERS, ABAG currently has an unfunded accrued liability of approximately \$12.0 million for its pension benefits, and an unfunded actuarial liability of \$4.747 million for Retiree Healthcare Plan unfunded benefits (OPEB). The annual ABAG payment to CalPERS for amortization of these liabilities is \$1.872 million. The unfunded pension amortization is factored into the employer pension contribution rate of 24.513%. The Retiree Healthcare annual payment is factored into the ABAG's Indirect Overhead Cost Rate. However, the annual contributions are a flat amount and do not decline with a reduction of payroll cost. If ABAG payroll declines, the liability payments remain the same, causing the CalPERS employer pension contribution percentage to increase.

It should also be noted that if ABAG is dissolved, the unfunded OPEB liability of \$4.747 million, becomes a current liability. CalPERS has taken the position that the unfunded pension liability of \$12.0 million will be transformed into a terminated pension plan liability of approximately \$34.0 million. If the plan is terminated and the unfunded liability is not paid, CalPERS has stated that to ensure the financial viability of the terminated plan, they would reduce by approximately 60% the benefits currently being paid to retired members and to reduce the value of vested benefits of plan members not retired, by approximately 60%. There are approximately 51 retirees currently receiving retirement benefits from CalPERS and approximately 158 vested pension plan members. There are 40 retirees currently receiving healthcare benefits and approximately 38 active employees who are eligible for healthcare benefits upon retirement from ABAG.

ABAG's Legal Counsel has advised that CalPERS' position on its power to unilaterally impose this scale of reductions in pension benefits is subject to legal challenge and to the possible jurisdiction of a bankruptcy court. These options will require further examination, including a) costs, b) likelihood of success, and a cost benefit analysis based on a) and b).

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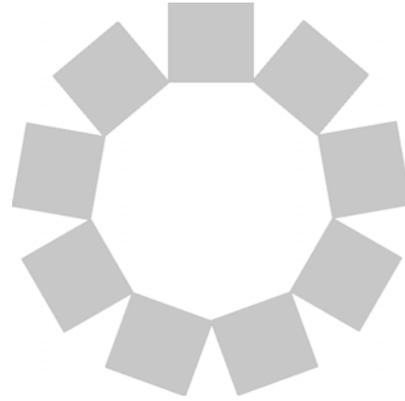
**ABAG GRANTS AND CONTRACT AWARDS  
FY 2010-11 through FY 2014-15**

	Federal	State	Mixed	Other	Total
San Francisco Bay Trail Project		\$ 9,603,485		\$ 4,000	\$ 9,607,485
Planning & Research	\$ 2,485,737	4,000,126	\$ 14,578,792	161,752	21,226,407
S F Estuary Partnership	13,954,263	66,904,482		4,989,702	85,848,447
Energy Programs	9,011,687	49,436,539		1,051,995	59,500,221
<b>Total</b>	<b>\$ 25,451,687</b>	<b>\$ 129,944,632</b>	<b>\$ 14,578,792</b>	<b>\$ 6,207,449</b>	<b>\$ 176,182,560</b>

**MAJOR PROGRAMS AND FUNDING SOURCE**

	Amount	Program	Funding Source
San Francisco Bay Trail Project			
	\$ 2,250,000	Bay Trail Program Management & Capital Support: 2% Bridge Toll Reserves	Metropolitan Transportation Commission
	1,553,485	Bay Trail Project Operations 5% Bridge Toll Reserves	Metropolitan Transportation Commission
	5,800,000	Bay Trail Block Grants	California Coastal Conservancy - Proposition 84
Planning & Research			
	2,983,541	SGC Sustainable Communities Planning Grant	California Department of Conservation
	14,578,792	Planning & Inter-governmental Services	Metropolitan Transportation Commission
S F Estuary Partnership			
	51,194,304	Various	California Department of Water Resources
	11,290,053	Various	Environmental Protection Agency
	6,115,782	Various	State Water Resources Control Board
	2,351,395	Various	Caltrans
Energy Programs			
	8,395,887	Better Buildings Program	Dept of Energy
	12,243,165	Retrofit Bay Area	Calif. Energy Commission
	37,193,374	BayREN	Calif. Public Utilities Commission

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# ABAG

## Programs and Projects

September 1, 2015



**Association of Bay Area Governments**

# Planning and Research

## Key Projects

People, Places, and Prosperity  
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State of the Region

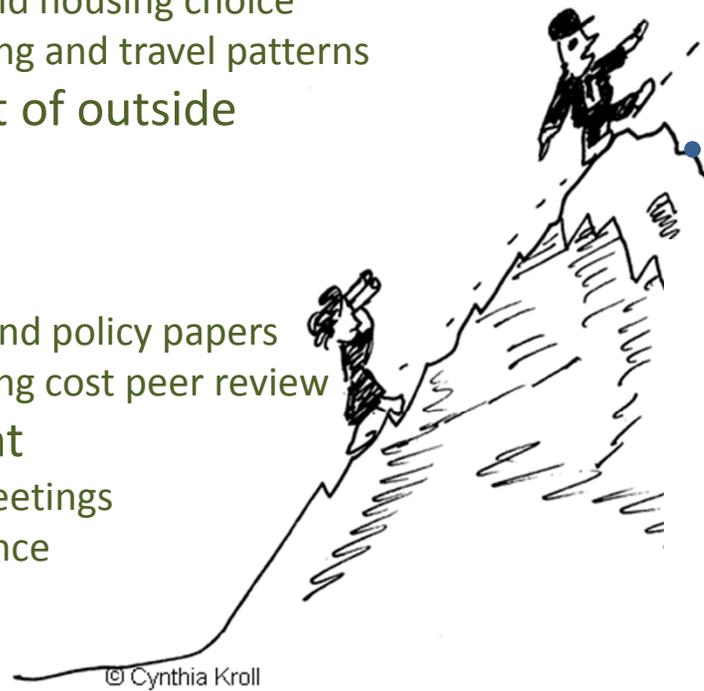
<http://reports.abag.ca.gov/sotr/2015/>

# ABAG's Research Program

- Resource for detailed data on the region—*State of the Region* report (March 2015)
- Creates a 25 to 30 year regional forecast—*Plan Bay Area* (2013)
- Provides projection data for jurisdiction, PDA and census tract levels—*Projections series (Projections 2013)*
- Detailed analysis of critical trends
  - Senior housing choices
  - Affordable housing and travel patterns—*Transit Oriented Development and Affordable Housing* (September 2015)
  - Changing economic structure
  - Changing demographic structure and household formation
- Directs or advises on research component of other ABAG projects
  - Resilience
  - Housing affordability
- Participate in regional and state advisory councils to review other related analyses (BACEI, California Department of Finance, Housing and Community Development; review of research, forecasts, peer review for affordable housing cost study)
- Meets with the public to explain analysis, responds to public requests for information (meetings and presentations in all 9 counties).

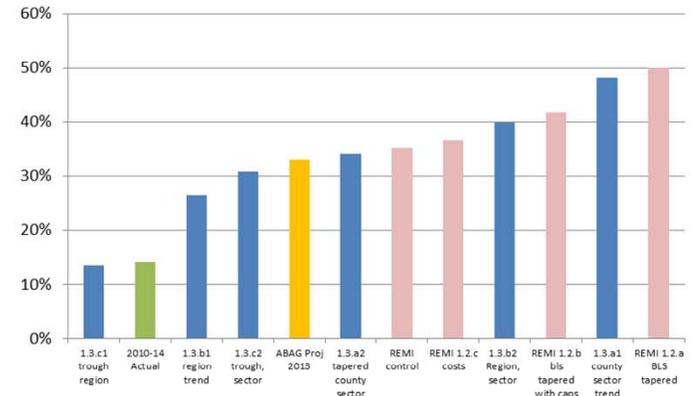
# ABAG's Research Program

- Regional forecast
- Detailed projections for jurisdictions, tracts
- Analytics for other programs (resilience, housing)
- In-house research
  - Demographics and housing choice
  - Affordable housing and travel patterns
- Regional oversight of outside analysis
  - DOF forecasts
  - HCD forecasts
  - BACEI research and policy papers
  - Affordable housing cost peer review
- Public engagement
  - Speeches and meetings
  - Technical assistance



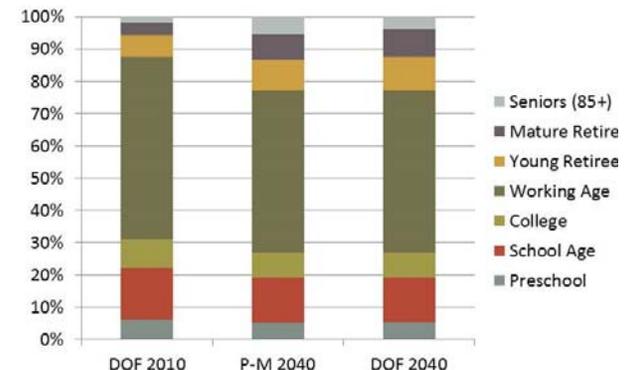
© Cynthia Kroll

## Regional Forecast, *Projections*



## Changing demographics and household formation

Age Distribution of Population 2010 and 2040



# The San Francisco Bay Trail

9 Counties, 47 Cities, 7 toll bridges, 500 Miles

Completion of a 500-mile continuous hiking and bicycling trail around the shoreline of San Francisco Bay for recreation and active transportation. Staff collaborate with local governments, provide technical assistance, promote the project to the public, advocate for gap completion, and administer planning and construction grant contracts with shoreline land managers. Over 340 miles are complete.

- Secured \$1 million block grant from State Coastal Conservancy adding to \$6 million ongoing grant program
- Adopted Bay Trail Strategic Plan (2013 – 2018)
- Launched four audio tours on new Bay Trail mobile phone application
- Released new Bay Trail map set of 25 boxed cards and the 2<sup>nd</sup> edition of the *San Francisco Bay Shoreline Guide*
- Coming in late 2015: New Bay Trail website; updated Bay Trail maps; detailed Bay Trail Design Guidelines



In the past five years, 30 new miles of Bay Trail have been completed in 8 counties.

Nearly 50% of those miles include 20 construction projects funded in part by Bay Trail grants.

# San Francisco Bay Area Water Trail

Completion of a growing network of launching and landing sites in nine counties around San Francisco Bay for non-motorized small boats. Water Trail staff work with local jurisdictions and site owners to designate over 100 existing and planned sites for recreation on the Bay.



SAN FRANCISCO  
BAY AREA  
WATER  
TRAIL

- Secured \$1.75 million block grant from State Coastal Conservancy for Water Trail administration and competitive grants to site managers
- Launched the new Water Trail website, created a project logo, designed the Water Trail brochure and fabricated Water Trail signs
- Established a Water Trail Advisory Committee
- Designated 11 sites as part of the regional Water Trail system
- In the works: continue designation of sites; develop system for tracking site use; identify opportunities for multi-day trips

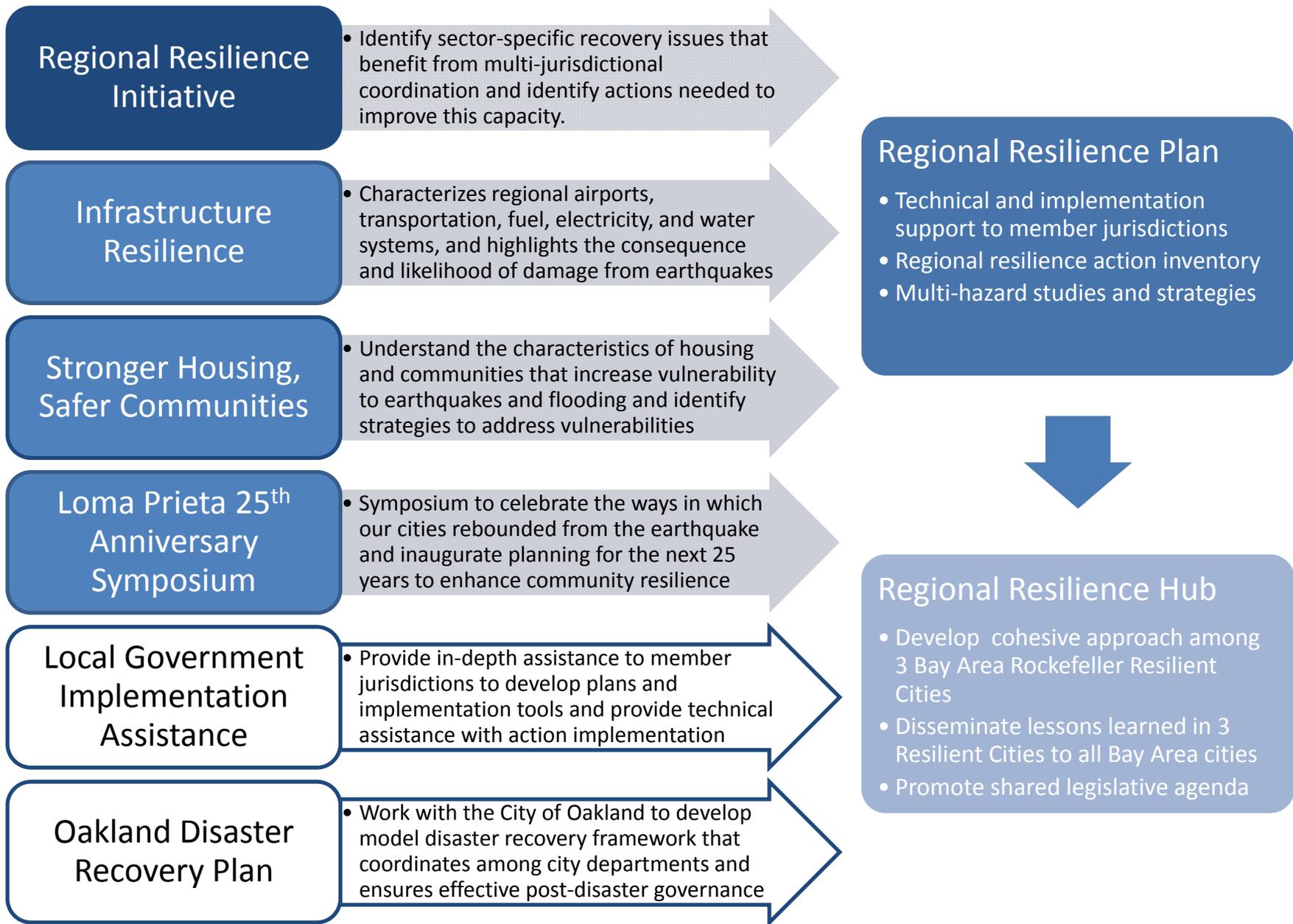


The Water Trail is a collaboration between ABAG, the State Coastal Conservancy, BCDC and the California Division of Boating and Waterways



[resilience.abag.ca.gov](http://resilience.abag.ca.gov)

- Resilience is *the capacity of communities to survive, adapt, and thrive in the face of stress and shocks, and even transform when conditions require it.*
- ABAG's Resilience Program
  - Contributes to the region's capacity to leverage climate and disaster resilience initiatives by partnering with member cities and counties and integrating efforts with long-range regional planning
  - Develops and disseminates scientific information in understandable and accessible ways to facilitate good policy and planning decisions
  - Provides model policies and programs for local governments to implement mitigation and recovery plans
  - Improves seismic resilience of housing through improved retrofits, better enforcement of codes, training and education, and identifying financial incentives



9/2/2015



# Bay Area Green Business Program

*a technical subcommittee of the Hazardous Waste Management Facilities Allocation Committee*



## What We Do...

- regularly convene local coordinators to identify solutions to regional program issues, revise policy guidelines, introduce new program resources, share best practices, facilitate peer exchange
- provide administrative support and legal council

## Major Program Accomplishments

- ✓ Founding member of statewide California Green Business Program
- ✓ Regional membership of over 2200 businesses; adding approx 150 new businesses each year
- ✓ Acquired \$250,000 in program funding from PG&E
- ✓ Supported successful effort formalizing the statewide program as a 501 c 3 non-profit corporation

## The Bay Area Hazardous Waste Management Facility Allocation Committee

*Since 1990 the HazWaste Committee has monitored and implemented a regional approach for siting hazardous waste treatment facilities.*

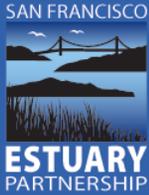
### Achievements

- New website with resources on Green Chemistry, Green Purchasing, Producer Responsibility, and legislation - <http://abaq.ca.gov/hazwaste>
- Kick-off of an ongoing Sustainable Processing of Electronics and Universal Waste study. Legislators, recyclers and counties elected officials are working together to investigate the feasibility of siting an E-waste Recycling Facility in the Bay Area

### Next Steps

- Partnership with the Governor Office of Business Development and CA Dept of Toxic Substance Control
- Outreach webpage to inform and provide updates on the E-waste Recycling Facility project highlighting the constraints and opportunities for siting a facility in the region





# The San Francisco Estuary Partnership

- Collaborative/non-regulatory/Federal-state-local funded
- Created, manages *Conservation & Management Plan* to restore the Estuary - \$85 M in grants/contracts last 5 yrs
- 12 staff; 40 + projects *Highlights:*

## Trash Capture:

\$5M to 66 cities

## San Pablo Stormwater Project:

\$5M to 7 East Bay cities

## South Bay Mercury Remediation:

\$1.8 M to clean Guadalupe River



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drwilliambowen@hotmail.com

ABAG  
POWER  
JPA



# Natural Gas Aggregation Program



Purpose: Supply natural gas to local government facilities

- 19<sup>TH</sup> Year of Operation (since 1996)
- 38 participant members (local agencies)
  - 783 Accounts

## Program Goals:

- Cost Savings
- Price Stability
- Services to Communities
- Environmental Responsibility & Sustainability

# BayREN

## (Bay Area Regional Energy Network)

Purpose: Implement effective energy efficiency programs that benefit from regional cooperation among Bay Area local governments.



- Made up of public agencies representing all nine Bay Area counties
- Draws on the expertise and experience of local agencies and their staff
- One of only two regional energy networks in California
- Current Programs:
  - Single Family Residential
  - Multifamily Residential
  - Codes & Standards
  - Commercial PACE promotion
  - Pay As You Save (PAYS)

## Economic Stimulus & Energy Savings Residential Programs



**\$3.5 million**

Estimated contractor wages  
generated



**\$9.8 million**

Paid incentives



**4,666**

metric tons of CO2 conserved -  
same emissions created by 982 passenger cars  
and 5,011,815 pounds of burned coal

# CivicSpark – Regional Partner



## *What is CivicSpark?*

- A Governor's Initiative AmeriCorps program
- Dedicated to building capacity for local governments to address climate change
- 2014-15 was the inaugural year
- *CivicSpark* places teams in nine regions
  - 48 CivicSpark Members
  - 9 Regional Coordinators
  - 9 Regional Partners
  - Statewide leadership staff



**CivicSpark** *A program of the Local Government Commission*



Local  
Government  
Commission

# Financial Services Programs Overview

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The Agency's Financial Services has to date provided more than \$9 Billion in capital financing on behalf of its membership. The department's programs enable a broad range of public agencies and private organizations to be brought together to maximize resources, and open up the municipal bond market and other financing opportunities, providing better access to capital at low interest rates.

- ◆ Programs Activity

- More than \$9 Billion issued
- More than 200 jurisdictions served

## **ABAG Finance Authority for Nonprofit Corporations**

- ◆ Health Care and Social Services

- ◆ Education

- ◆ Housing:

- Multi-family: More than 12,000 units in nearly 100 communities

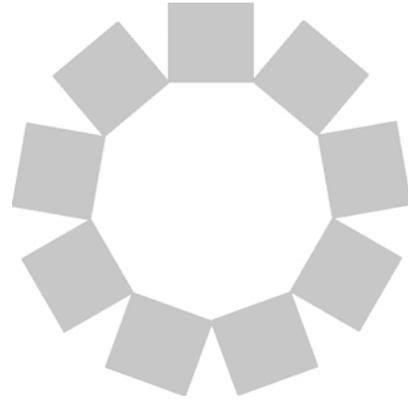
# ABAG PLAN Corporation

- 28 Bay Area Cities and Towns are covered by the ABAG Pooled Liability Assurance Network (PLAN) for:
  - ✓ General Liability
  - ✓ Property Insurance
  - ✓ Claims Management
  - ✓ Risk Management
  - ✓ Bond Coverage
- The pooled risk sharing agreement offers members significant premium savings.



- Members have access to
  - ✓ Grants for pedestrian safety, urban forest management, and ADA compliance.
  - ✓ Over the past five fiscal years (2010 - 2015), ABAG PLAN allocated \$7.9 million in grant funding to its members.
  - ✓ During this period, over \$5 million dollars was expended for Risk Management, Loss Control, and Safety needs.
  - ✓ PLAN helps effectively manage risk through implementation of best practices and loss control safety programs.

*For more information about ABAG PLAN, visit the website at <http://abag.ca.gov/services/insurance.html>.*



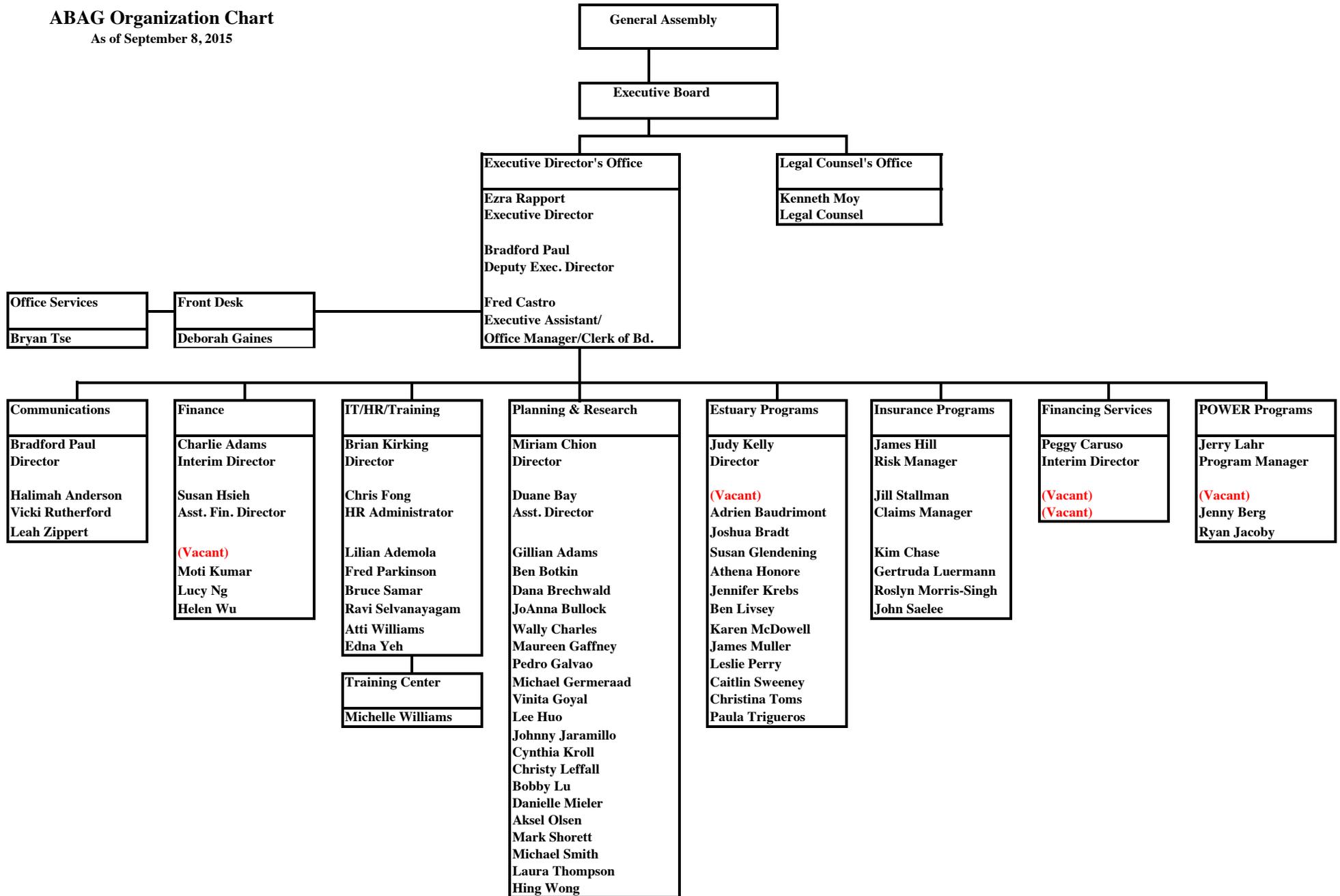
# ABAG



**Association of Bay Area Governments**

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**ABAG Organization Chart**  
As of September 8, 2015



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## Chart 4

### ABAG & MTC meetings

#### Executive Directors

What: *Interagency coordination of Plan Bay Area.*  
ABAG Staff: Executive, Deputy, and Planning Directors. Staff as needed.  
MTC Staff: Executive, Deputy, and Planning Directors. Staff as needed.  
Freq: Monthly

#### Planning Directors

What: *Planning tasks.*  
ABAG Staff: Miriam Chion  
MTC Staff: Ken Kirkey  
Freq: Once per week

#### Plan Bay Area Communications

What: *Plan Bay Area outreach.*  
ABAG Staff: Brad Paul  
MTC Staff: Ellen Griffin  
Freq: Once per week prior to workshops

#### Plan Bay Area Research & Modeling

What: *Research and data coordination.*  
ABAG Staff: Cynthia Kroll, Staff as needed.  
MTC Staff: Dave Ory, Staff as needed.  
Freq: Once per two weeks

#### PDA planning

What: PDA implementation coordination.  
ABAG Staff: Christy Leffall, Duane Bay, Gillian Adams, Hing Wong, Johnny Jaramillo, Mark Shorett, Miriam Chion, Pedro Galvao, Vinita Goyal  
MTC Staff: Ken Kirkey, Therese Trivedi, Doug Johnson  
Freq: Two times per month

#### PDA grants

What: *Grant administration.*  
ABAG Staff: Christy Leffall, Duane Bay, Gillian Adams, Hing Wong, Johnny Jaramillo, Mark Shorett, Miriam Chion, Pedro Galvao, Vinita Goyal  
MTC Staff: Therese Trivedi, Doug Johnson  
Freq: Once per month

#### Regional Prosperity Plan

What: *Addresses barriers to a more equitable society: 1) workforce & economic development, 2) improving access to opportunity, 3) preserving & building affordable workforce housing.*  
ABAG Staff: Miriam Chion, Duane Bay, Johnny Jaramillo, Vinita Goyal, Pedro Galvao  
MTC Staff: Ken Kirkey, Doug Johnson, Vikrant Sood, Chelsea Guerrero  
Freq: Once per month

#### Performance Group

What: *Develop performance targets for Plan Bay Area update*  
ABAG Staff: Pedro Galvao  
MTC Staff: Dave Vautin  
Freq: Once per week

#### Equity Group

What: *Gather input from stakeholders and prepare equity analysis*  
ABAG Staff: Pedro Galvao  
MTC Staff: Vikrant Sood  
Freq: Once per month

## Areas of collaboration

### Plan Bay Area

- What: *Coordinate land use, planning and transportation investment for Plan Bay Area update by 2017.*
- ABAG Staff: Gillian Adams, Johnny Jaramillo, Mark Shorett, Pedro Galvao, Vinita Goyal, Duane Bay, Aksel Olsen, Hing Wong, Dana Brechwald.
- MTC Staff: Ken Kirkey, Doug Johnson, Therese Trivedi, Dave Vautin, Kristen Carnarius, Matt Maloney

### OBAG (housing element)

- What: *Provide input on OBAG's housing-related policies, including the allocation formula and the deadline for Housing Element certification. Monitor local progress in Housing Element certifications.*
- ABAG Staff: Gillian Adams, Duane Bay
- MTC Staff: Craig Goldblatt, Ross McKeown, Ken Kirkey, Anne Richman, Alix Bockelman

### Cap and Trade

- What: *Coordinate review of Bay Area applications for Greenhouse Gas Reductions Fund (GGRF) grants in the Affordable Housing and Sustainable Communities (AHSC) category.*
- ABAG Staff: Mark Shorett
- MTC Staff: Doug Johnson, Craig Bosman, Matt Maloney

### PDA

- What: *Coordinate Planning Grants support and continued PDA policy and criteria evaluation.*
- ABAG Staff: Johnny Jaramillo, Christy Leffall, Gillian Adams, Mark Shorett, Pedro Galvao, Vinita Goyal
- MTC Staff: Therese Trivedi, Doug Johnson, Ken Kirkey

### Industrial land and goods movement

- What: *Analyze the demand for and supply of industrially zoned land in the nine-county region, both now and in the future, and develop strategies for industrial land that support the policy and planning approaches under development by MTC / ACTC for sustainable goods movement in the region.*
- ABAG Staff: Miriam Chion, Johnny Jaramillo
- MTC Staff: Ken Kirkey, Matt Malone, Doug Johnson

### Communication

- What: *Coordinate public workshops.*
- ABAG Staff: Brad Paul, Leah Zippert, Halimah Anderson
- MTC Staff: Ellen Griffin, Pam Grove, Catalina Alvarado

### Research

- What: *Coordinate land use and transportation analysis and forecast. Developing the Vital Signs Website (land and people and economy sections). ABAG collaborated on the descriptive material.*
- ABAG Staff: Cynthia Kroll, Bobby Lu, Michael Smith, Aksel Olsen, Hing Wong
- MTC Staff: Dave Ory, Michael Reilly, Dave Vautin, Kristen Carnarius, Kearey Smith

### Resilience

- What: *Coordinate analysis of earthquake and flooding impacts and strategies.*
- ABAG Staff: Danielle Mieler, Dana Brechwald, Michael Germeraad
- MTC Staff: Stephanie Hom

## **Bay Trail**

What: *The Bay Trail Board of Directors is involved in all actions and decisions associated with the project. MTC has a designated position on the board.*

ABAG Staff: Laura Thompson, Maureen Gaffney, Lee Huo

MTC Staff: Previously Sean Co, (Ken Kirkey will designate new MTC employee soon)

## **Administrative coordination**

What: *Coordinate meetings*

ABAG Staff: Wally Charles

MTC Staff: Joe Dellea

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**LEGISLATION AND GOVERNMENTAL ORGANIZATION COMMITTEE**

**Thursday, September 17, 2015**

**3:30 p.m. – 5:00 p.m.**

**Site:** Association of Bay Area Governments, 101 8<sup>th</sup> Street, Conference Room B, Oakland, CA

***Committee Chair: Supervisor Scott Haggerty, Alameda County***  
***Committee Vice Chair: Councilmember Desley Brooks, City of Oakland***

***Staff: Brad Paul, Deputy Executive Director***  
***Halimah Anderson, Communications Officer***

- 1. CALL TO ORDER**
- 2. OPEN AGENDA-PUBLIC COMMENT**
- 3. APPROVAL OF MINUTES: FROM JULY 16, 2015 MEETING**
- 4. BILL SUMMARY AND UPDATE**
  - a. Briefing**
    - i. SB X1-1 (Beall) Transportation Funding
  - b. Update on key ABAG bills**
    - i. AB 35 (Chiu) Income tax: tax credit increase for low-income housing
    - ii. AB 90 (Atkins) Distribution of national housing trust fund monies
    - iii. AB 1335 (Atkins) Creation of a dedicated affordable housing fund by placing a \$75 fee on recording of real estate documents – excluding documents related to sales of owner occupied homes.
    - iv. SB 489 (Monning) Hazardous Waste: Photovoltaic Modules
    - v. SB 602 (Monning) Adding CA Earthquake Authority to definition of “public agency” for purposes of financing the installation of seismic strengthening improvements
    - vi. AB 18 (Dodd) Napa and Solano County disaster relief

## 5. ABAG PROPOSED LEGISLATION FOR 2016

### c. Jerry Lahr, ABAG Energy Programs Manager

- i. Briefing and vote of on proposed 2016 ABAG Legislation to establish a Pool for Water Efficiency programs and projects for local governments.

**Information/Action**

## 6. LEGISLATIVE WORKSHOP AND RECEPTION for 2016 – Planning Discussion – Date, Agenda, and Format Development.

**Action**

## 7. ADJOURNMENT

The next meeting of the L&GO Committee will be November 19, 2015.

The ABAG Legislation and Governmental Organization Committee may act on any item on this agenda.

- Attachments: Minutes for the July 16, 2015 Meeting
  - SB X1-1 Fact Sheet
  - AB 1335 – Fact Sheet
  - ABAG Legislative Summary
  - Memo on new proposed ABAG 2016 legislation for water efficiency pool for local governments

**ASSOCIATION OF BAY AREA GOVERNMENTS  
LEGISLATION AND GOVERNMENTAL ORGANIZATION  
COMMITTEE**

**Thursday, July 16, 2015  
Summary Minutes**

**Committee Members Present:**

Supervisor, Scott Haggerty, *Chair*

Councilmember Desley Brooks, *Vice Chair*

Mayor Bill Harrison, City of Fremont

Supervisor Mark Luce, County of Napa, ABAG Immediate Past President

Councilmember Julie Pierce, City of Clayton, ABAG President

Mayor Harry Price, City of Fairfield

Supervisor Dave Cortese, County of Santa Clara

*Staff:*

Ezra Rapport – ABAG

Brad Paul—ABAG

Terry Adams—ABAG

Mike Arnold, Legislative advocate, Arnold and Associates, Inc.

*Public:* Ken Bukowski/Filming

**1. CALL TO ORDER AND INTRODUCTIONS:** Mike Arnold, Legislative advocate, Arnold and Associates, Inc. L&GO, Chair called the meeting to order at 3:35 p.m.

**2. OPEN AGENDA - PUBLIC COMMENT** – No public comment made.

**3. APPROVAL OF MINUTES:** May 21, 2015 minutes were approved as written. (7-0)

**4. Mike Arnold, Legislative Advocate, Arnold and Associates, Inc. Briefing**

**a. State Budget Update**

- i. 2015-16 State Budget Adopted – *Budget adopted on time.*
- ii. Budget Trailer Bills Also Adopted – *13 budget trailer bills also adopted on time.*
- iii. Extraordinary Sessions for Infrastructure and Healthcare – *The Governor has called two extraordinary sessions of the state legislature to deal with important issues of financing our transportation system and the Medi-Cal program.*

**b. Update on key ABAG Support Bills**

- i. AB 35 (Chiu) Income tax: tax credit increase for low-income housing – *Moving forward in process. Status: Senate Appropriations Committee*
- ii. AB 90 (Atkins) Distribution of national housing trust fund monies – *Moving forward. Status: Senate Appropriations Committee*
- iii. AB 1335 (Atkins) Creation of a dedicated affordable housing fund by placing a \$75 fee on recording of real estate documents – excluding documents related to sales of owner occupied homes. – *Stuck on Assembly floor. Bill contains and urgency clause and can be taken up at any time. Two Republican votes are needed on the Assembly floor if all Democrats vote aye on the measure.*
- iv. SB 602 (Monning) Adding CA Earthquake Authority to definition of “public agency” for purposes of financing the installation of seismic strengthening improvements. – *Moving forward. Status: Assembly Appropriations*
- v. AB 18 (Dodd) Napa and Solano County disaster relief - *Moving forward. Status: Senate Appropriations*

**c. Recommendations from Bay Area Hazardous Waste Management Facility Allocation Committee (Report Attached.)**

- i. SB 489 (Monning) Hazardous Waste: Photovoltaic Modules – *Motion adopted to support this bill.*
- ii. AB 45 (Mullin) Household Hazardous Waste – *Committee requested briefing on this bill at the next meeting. Bill is now a “two-year bill.”*
- iii. AB 190 (Harper) Solid Waste: Single Use Carryout Bags – *Dead.*
- iv. AB 191 (Harper) Solid waste: Single Use Carryout Bags – *Dead.*
- v. AB 199 (Eggman) Alternative Energy: recycled feedstock - *Committee requested briefing on this bill at the next meeting. Status: Senate Appropriations.*
- vi. AB 1159 (Gordon and Williams) Product Stewardship: Pilot Program: household batteries and home-generated sharps waste – *Committee consensus was to take no position on this measure. Status: Two-year bill.*

**5. BRAD PAUL, ABAG DEPUTY DIRECTOR, AND MICHAEL ARNOLD**

Possible legislation to add COGs and MPOs to the list of agencies allowed to access state-produced datasets – *Legislative Counsel draft bill was provided to the committee. The committee directed staff to continue to move forward on this matter with further review at a*

*later date to authorize introduction of an ABAG sponsored bill during the 2016 Legislative Session if such an action is consistent with ABAG priorities for 2016.*

**6. UNACCOMPANIED CHILDREN (UAC) AND/OR REFUGEE**

**CHILDRENIMPLICATIONS FOR LOCAL GOVERNMENT** – *ABAG Interns working on this project presented a briefing to the committee and informed the committee that a forum on this topic will be held July 24, 2015 from 8:30a.m. – Noon. Considerable discussion was had by committee members concerning the need for the development of better statistical information regarding expenditures to address this subject by various governmental entities. Committee members complimented the ABAG interns for the work they have done on this project and for the presentation to the committee.*

**7. LEGISLATIVE WORKSHOP AND RECEPTION for 2016 – Planning Discussion – Agenda and Format Development.**

*The committee members engaged in considerable discussion pertaining to this subject. Many options were discussed including a breakfast format, a reception prior to a board meeting, and a separate conference on a key issue of interest in the Bay Area. It was ultimately agreed that staff would be directed to determine the possibility of an ABAG invitation to our Legislators to attend the reception being held in connection with the State of the San Francisco Estuary Conference, September 17-18, 2015. It was agreed that the ABAG staff will check with the SFEP conference coordinator to determine whether such an approach would be possible. Since timing is short, staff will work with the committee chair and vice chair on the implementation of this plan.*

**8. ADJOURNMENT - Meeting was adjourned at 4:45p.m.**



# ASSOCIATION OF BAY AREA GOVERNMENTS

Representing City and County Governments of the San Francisco Bay Area

## LEGISLATION SUMMARY 2015 State Legislative Session Legislation & Governmental Organization Committee September 17, 2015

### New Bills:

#### **SB 441 (Leno D, San Francisco) **Redevelopment Housing****

**Amended:** 4/6/2015

**Status:** 8/31/2015-A. Third Reading

**Summary:** The Community Redevelopment Law authorizes the establishment of redevelopment agencies in communities to address the effects of blight, as defined. Existing law dissolved redevelopment agencies as of February 1, 2012, and provides for the designation of successor agencies that are required to wind down the affairs of the dissolved redevelopment agencies and to, among other things, make payments due for enforceable obligations. Existing law prohibits dissolved redevelopment agencies from issuing bonds or incurring other indebtedness on or after June 29, 2011. Existing law authorizes successor agencies to, among other things, issue bonds or incur indebtedness after that date to refund the bonds or indebtedness of a former redevelopment agency or to finance debt service spikes, as specified. The issuance of bonds or incurrence of other indebtedness by a successor agency is subject to the approval of the oversight board of the successor agency. This bill would authorize the successor agency to the Redevelopment Agency of the City and County of San Francisco to issue bonds or incur other indebtedness to finance the construction of affordable housing and infrastructure required by specified enforceable obligations, subject to the approval of the oversight board. The bill would provide that bonds or other indebtedness authorized by its provisions would be considered indebtedness incurred by the dissolved redevelopment agency, would be listed on the Recognized Obligation Payment Schedule, and would be secured by a pledge of moneys deposited into the Redevelopment Property Tax Trust Fund. The bill would authorize the successor agency to require affected taxing entities to make certain determinations as to the related subordination of revenues, and would thereby impose a state-mandated local program. The bill would also require the successor agency to make diligent efforts to obtain the lowest long-term cost financing and to make use of an independent financial advisor in developing financing proposals. This bill contains other related provisions and other existing laws.

**Staff Recommendation:** *Watch*

**L&GO Position:**

#### **SB X1-1 (Beall D, San Jose) **Transportation Financing for Road Maintenance****

**Introduced:** 6/22/2015

**Status:** 8/25/2015 -Read second time and amended. Re-referred to Com. On Appropriations

**Summary:** The bill provides funding for the state, counties, and cities to address road maintenance needs at all levels. The bill would create a temporary funding plan to address the maintenance backlog of aging roadways. It funds congestion relief for freight movement at Ports. It would establish a financing strategy and include protections to ensure that funding does not get taken away from transportation purposes. The bill establishes efficiencies in Caltrans to ensure projects are completed on-time and on-budget.

**Staff Recommendation:** *Support*

**L&GO Position:**

## Bills Previously Reviewed:

### Chaptered and Enrolled

#### **AB 35 (David Chiu D, San Francisco and Assembly Speaker Toni Atkins) **Low income Housing Tax Credit****

**Amended:** 9/3/2015

**Status:** 9/4/2015-Action From Second Reading: Assembly amendments are concurred into **Enrollment**.

**Summary:** Existing law establishes a low-income housing tax credit program pursuant to which the California Tax Credit Allocation Committee provides procedures and requirements for the allocation of state insurance, personal income, and corporation income tax credit amounts among low-income housing projects based on federal law. Existing law, in modified conformity to federal income tax law, allows the credit based upon the applicable percentage, as defined, of the qualified basis of each qualified low-income building. Existing law limits the total annual amount of the credit that the committee may allocate to \$70 million per year, as specified. This bill, for calendar years beginning in 2016, would increase the aggregate housing credit dollar amount that may be allocated among low-income housing projects by \$300,000,000, as specified. The bill, under the insurance taxation law, the Personal Income Tax Law, and the Corporation Tax Law, would modify the definition of applicable percentage relating to qualified low-income buildings that meet specified criteria. The bill would require the Treasurer to submit a report to the Legislature on or before January 1, 2020, regarding the increase in use, if any, of the credit on and after the effective date of this bill. This bill contains other related provisions.

**Staff Recommendation:** *Support*

**L&GO Position:** *Support*

#### **AB 57 (Bill Quirk D, Alameda County) **Broadband communications infrastructure****

**Amended:** 8/18/2015

**Status:** 9/3/2015-A. **Enrolled**

**Summary:** Existing law requires a city, including a charter city, or county to administratively approve an application for a collocation facility on or immediately adjacent to a wireless telecommunications collocation facility, as defined, through the issuance of a building permit or a nondiscretionary permit, as specified. Existing law prohibits a city or county from taking certain actions as a condition of approval of an application for a permit for construction or reconstruction for a development project for a wireless telecommunications facility. This bill would provide that a collocation or siting application for a wireless telecommunications facility is deemed approved if the city or county fails to approve or disapprove the application within the reasonable time periods specified in applicable decisions of the Federal Communications Commission, all required public notices have been provided regarding the application, and the applicant has provided a notice to the city or county that the reasonable time period has lapsed. This bill contains other existing laws.

**Staff Recommendation:** *Watch*

**L&GO Position:**

#### **AB 90 (Ed Chau D, and Speaker Toni Atkins D, San Diego) **Federal Housing Trust Fund****

**Amended:** 8/31/2015

**Status:** 9/3/2015-Action From Concurrence: Senate amendments are concurred into **Enrollment**.

**Summary:** Existing law establishes the Department of Housing and Community Development in the Business, Consumer Services, and Housing Agency. The department is responsible for administering various housing and home loan programs throughout the state. Existing law also establishes the California Housing Finance Agency within the department, and provides that the

primary purpose of the agency is to meet the housing needs of persons and families of low to moderate income. This bill would designate the Department of Housing and Community Development as the state agency responsible for administering funds received by the state from the federal Housing Trust Fund. This bill would require the department to administer the funds through existing or newly created programs that produce, preserve, rehabilitate, or support the operation of rental housing for extremely low income and very low income households, except that up to 10% of funding may be used to support home ownership for extremely low income and very low income households. The bill would require any rental project funded from the federal Housing Trust Fund to restrict affordability for 55 years, as specified, and require any home ownership program funded from the federal Housing Trust Fund to restrict affordability for 30 years, as specified. This bill contains other related provisions and other existing laws.

**Staff Recommendation: Support**

**L&GO Position:**

**AB 746 (Ting, San Francisco CA) San Francisco Bay Restoration Authority**

**Introduced: Introduced:** 12/1/2014

**Status: Chaptered** by Secretary of State – Chapter 226, Statutes of 2015: 9/1/15

Existing law, the San Francisco Bay Restoration Authority Act, until January 1, 2029, establishes the San Francisco Bay Restoration Authority to raise and allocate resources for the restoration, enhancement, protection, and enjoyment of wetlands and wildlife habitat in the San Francisco Bay and along its shoreline. The act establishes a governing board of the authority composed of specified members, including a member who is a resident of the San Francisco Bay area with expertise in the implementation of the San Francisco Bay Conservancy Program, who serves as the chair. The act grants to the board all powers that are necessary to carry out the act, including, among other things, the power to levy specified benefit assessments, special taxes, and property-related fees, and to issue revenue bonds and general obligation bonds. However, the act limits the total amount of outstanding indebtedness incurred pursuant to those provisions authorizing the issuance of general obligation bonds to 10% of the authority's total revenues in the preceding fiscal year.

**Staff Recommendation: Watch**

**L&GO Position:**

**SB 35 (Lois Wolk D, Contra Costa County) Income and corporation taxes: deductions: disaster relief: Counties of Napa, Solano, and Sonoma**

**Enrolled:** 8/20/2015

**Status: 8/20/2015-Enrolled** and presented to the Governor at 4:15 p.m.

**Summary:** The Personal Income Tax Law and the Corporation Tax Law provide for a deduction of specified losses sustained as a result of disasters occurring in California in an area determined by the President of the United States to warrant specified federal assistance or, for other disasters for which a specific law has been enacted, proclaimed by the Governor to be in a state of emergency. Those laws allow a taxpayer to elect to deduct those disaster losses on the return for the taxable year preceding the taxable year in which the disaster occurred, filed by a specified date. Existing law also allows individual and corporate taxpayers to utilize net operating losses and carryovers and carrybacks of those losses for purposes of offsetting their individual and corporate tax liabilities. Existing law, for net operating losses incurred in taxable years beginning on or after January 1, 2013, allows net operating losses to be carrybacks to each of the preceding 2 taxable years, as provided, but varies the amount of carryback allowed for net operating losses attributed to specified taxable years. This bill would, for taxable years beginning on or after January 1, 2014, and before January 1, 2024, extend the provisions relating to disaster losses to losses in any city, county, or city and county that is proclaimed by the Governor to be in a state of emergency and would extend the time during which a taxpayer may claim the deduction. This bill would additionally provide that any law that suspends, defers, reduces, or otherwise diminishes the deduction of a net operating loss, other than those

variations already imposed in existing law, shall not apply to a net operating loss attributable to these specified disaster losses. This bill contains other related provisions.

**Staff Recommendation:** *Watch*

**L&GO Position:**

**SB 489 (Bill Monning D, Santa Cruz) Hazardous Waste Solar Photovoltaic Modules**

**Amended:** 8/24/2015

**Status:** 9/3/2015-**Enrolled** and presented to the Governor at 10 a.m.

**Summary:** The Hazardous Waste Control Law, among other things, vests the Department of Toxic Substances Control with the authority to regulate the generation and disposal of hazardous waste. Under now-expired authority, the department adopted regulations exempting specified hazardous waste management activities from certain statutory requirements related to hazardous waste management. These regulations are to remain valid unless repealed. A violation of the Hazardous Waste Control Law, including a regulation adopted pursuant to that law, is a crime. Under existing law, the hazardous wastes that are deemed exempt from the Hazardous Waste Control Law are known as "universal waste" and are regulated pursuant to universal waste management provisions. This bill would authorize the department to adopt regulations to designate end-of-life photovoltaic modules that are identified as hazardous waste as a universal waste and subject those modules to universal waste management. The bill would authorize the department to revise the regulations as necessary. Because a violation of these regulations would be a crime, this bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws.

**Staff Recommendation:** *Support*

**L&GO Position:** *Support*

## In Committee

**AB 2 (Luis Alejo D, Monterey County) Community revitalization authority**

**Amended:** 7/7/2015

**Status:** 8/31/2015-Read second time. Ordered to third reading.

**Summary:** The Community Redevelopment Law authorizes the establishment of redevelopment agencies in communities to address the effects of blight, as defined by means of redevelopment projects financed by the issuance of bonds serviced by tax increment revenues derived from the project area. Existing law dissolved redevelopment agencies and community development agencies, as of February 1, 2012, and provides for the designation of successor agencies to wind down the affairs of the dissolved agencies and to fulfill the enforceable obligations of those agencies. Existing law also provides for various economic development programs that foster community sustainability and community and economic development initiatives throughout the state. This bill would authorize certain local agencies to form a community revitalization authority (authority) within a community revitalization and investment area, as defined, to carry out provisions of the Community Redevelopment Law in that area for purposes related to, among other things, infrastructure, affordable housing, and economic revitalization. The bill would provide for the financing of these activities by, among other things, the issuance of bonds serviced by tax increment revenues, and would require the authority to adopt a community revitalization and investment plan for the community revitalization and investment area that includes elements describing and governing revitalization activities. The bill would also provide for periodic audits by the Controller. The bill would also require the Department of Housing and Community Development, advised by an advisory committee appointed by the Director of Housing and Community Development, to periodically review the calculation of surplus housing under these provisions. The bill would require certain funds allocated to the authority to be deposited into a separate Low and Moderate Income Housing Fund and used by the authority for the purposes of increasing, improving, and preserving the community's

supply, as specified. The bill would, if an authority failed to expend or encumber surplus funds in the Low and Moderate Income Housing Fund, require those funds to be disbursed towards housing needs. The bill would require an authority to make relocation provisions for persons displaced by a plan and replace certain dwelling units that are destroyed or removed as part of a plan. The bill would authorize an authority to acquire interests in real property and exercise the power of eminent domain, as specified.

**Staff Recommendation:** *Watch*

**L&GO Position:**

**AB 18 (Bill Dodd D, Napa & Solano County) **Disaster relief: South Napa Earthquake****

**Introduced:** 12/1/2014

**Status:** 8/27/2015-In committee: Held under submission.

**Summary:** The California Disaster Assistance Act generally provides that the state share for disaster project allocations to local agencies is no more than 75% of total state eligible costs, except for specified events for which the state share is up to 100% of state eligible costs. This bill would add the August 24, 2014, South Napa Earthquake, to the list of events for which the state share of state eligible cost is up to 100% and exempt the county from a specified planning requirement as a condition of receiving this level of assistance.

**Staff Recommendation:** *Support*

**L&GO Position:** *Support*

**AB 21 (Henry Perea D, Fresno County) **California Global Warming Solutions Act of 2006: emissions limit: scoping plan****

**Introduced:** 12/1/2014

**Status:** 6/30/2015-Read second time. Ordered to third reading in Senate Assembly.

**Summary:** The California Global Warming Solutions Act of 2006 establishes the State Air Resources Board as the state agency responsible for monitoring and regulating sources emitting greenhouse gases. The act requires the state board to adopt a statewide greenhouse gas emissions limit, as defined, to be achieved by 2020, equivalent to the statewide greenhouse gas emissions levels in 1990. This bill would require the state board in preparing its scoping plan to consult with specified state agencies regarding matters involving energy efficiency and the facilitation of the electrification of the transportation sector. This bill contains other related provisions and other existing laws.

**Staff Recommendation:** *Watch*

**L&GO Position:**

**AB 40 (Philip Ting D, San Francisco) **Toll bridges: pedestrians and bicycles****

**Amended:** 9/2/2015

**Status:** 9/3/2015-Action From Second Reading: Read second time. Third Reading.

**Summary:** Existing law provides for the construction and operation of various toll bridges by the state, the Golden Gate Bridge, Highway and Transportation District, and private entities that have entered into a franchise agreement with the state. This bill would, until January 1, 2021, prohibit a toll from being imposed on the passage of a pedestrian or bicycle over these various toll bridges.

**Staff Recommendation:** *Watch*

**L&GO Position:**

**AB 229 (Ling Ling Chang R, Ponona/Southern CA) **General plan: proposed public works****

**Gut and Amend:** State Employees Travel Reimbursement 8/18/2015

**Status:** 9/1/2015-Read second time. Ordered to third reading.

**Summary:** Under existing law and bargaining agreements, the state reimburses employees for all necessary and actual expenses they incur when they travel on official state business. This bill would, until January 1, 2019, prohibit a state agency from prohibiting state employees traveling on official state business from using transportation provided by a transportation network company or lodging in

a short-term rental, as defined. The bill would require a state agency to reimburse the actual and necessary expenses of a state employee using a transportation network company or a short-term rental consistent with the agency's standard reimbursement policies. The bill would request and encourage the University of California to adopt travel reimbursement policies in accordance with that prohibition. The bill would define terms for those purposes.

**Staff Recommendation:** *Watch*

**L&GO Position:**

**AB 1335 (Atkins, San Diego CA) Building Homes and Jobs Act**

**Amended:** 6/3/2015

**Status:** 6/4/2015-Assembly Rule 69(d) suspended.

**Summary:** Under existing law, there are programs providing assistance for, among other things, emergency housing, multifamily housing, farmworker housing, homeownership for very low and low-income households, and down payment assistance for first-time homebuyers. Existing law also authorizes the issuance of bonds in specified amounts pursuant to the State General Obligation Bond Law. Existing law requires that proceeds from the sale of these bonds be used to finance various existing housing programs, capital outlay related to infill development, brownfield cleanup that promotes infill development, and housing-related parks. This bill would enact the Building Homes and Jobs Act. The bill would make legislative findings and declarations relating to the need for establishing permanent, ongoing sources of funding dedicated to affordable housing development. The bill would impose a fee, except as provided, of \$75 to be paid at the time of the recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, per each single transaction per single parcel of real property, not to exceed \$225. By imposing new duties on counties with respect to the imposition of the recording fee, the bill would create a state-mandated local program. The bill would require that revenues from this fee, after deduction of any actual and necessary administrative costs incurred by the county recorder, be sent quarterly to the Department of Housing and Community Development for deposit in the Building Homes and Jobs Fund, which the bill would create within the State Treasury. The bill would, upon appropriation by the Legislature, require that 20% of the moneys in the fund be expended for affordable owner-occupied workforce housing, 10% of the moneys for housing purposes related to agricultural workers and their families, and would authorize the remainder of the moneys in the fund to be expended to support affordable housing, homeownership opportunities, and other housing-related programs, as specified. The bill would impose certain auditing and reporting requirements and would establish the Building Homes and Jobs Trust Fund Governing Board that would, among other things, review and approve recommendations made by the Department of Housing and Community Development for the distribution of moneys from the fund. This bill contains other related provisions and other existing laws.

**Staff Recommendation:** *Support*

**L&GO Position:**

**SB 1 (Beth Gaines R, Folsom County) California Global Warming Solutions Act of 2006**

**Introduced:** 12/1/2014

**Status:** 4/7/2015-April 15 set for second hearing canceled at the request of author.

**Summary:** The California Global Warming Solutions Act of 2006 authorizes the State Air Resources Board to include the use of market-based compliance mechanisms. Current state board regulations require specified entities to comply with a market-based compliance mechanism beginning January 1, 2013, and require additional specified entities to comply with that market-based compliance mechanism beginning January 1, 2015. This bill instead would exempt categories of persons or entities that did not have a compliance obligation, as defined, under a market-based compliance mechanism beginning January 1, 2013.

**Staff Recommendation:** *Watch*

**L&GO Position:**

**SB 7 (Lois Wolk D, Contra Costa County) Housing: water meters: multiunit structures**

**Amended:** 9/4/2015

**Status:** 9/8/2015-Read third time. Refused passage. Motion to reconsider made by Assembly Member Williams.

**Summary:** Existing law generally regulates the hiring of dwelling units and, among other things, imposes certain requirements on landlords and tenants. Among these requirements, existing law requires landlords to provide tenants with certain notices or disclosures pertaining to, among other things, pest control and gas meters. This bill would express the intent of the Legislature to encourage the conservation of water in multifamily residential rental buildings through means either within the landlord's or the tenant's control, and to ensure that the practices involving the submetering of dwelling units for water service are just and reasonable, and include appropriate safeguards for both tenants and landlords. This bill contains other related provisions and other existing laws.

**Staff Recommendation:** Watch

**L&GO Position:**

**SB 113 (Galgiani D, San Joaquin County) Disaster Preparedness and Flood Prevention**

**Bond Act of 2006**

**Amended:** 7/20/2015

**Status:** 7/8 - 7/14/2015 set for second hearing canceled at the request of author.

**Summary:** The Disaster Preparedness and Flood Prevention Bond Act of 2006 authorizes bonds in the amount of \$4,090,000,000 for the purposes of financing disaster preparedness and flood prevention projects and makes \$3,000,000,000 available, upon appropriation to the Department of Water Resources, for the evaluation, repair, rehabilitation, reconstruction, or replacement of levees, weirs, bypasses, and facilities of the State Plan of Flood Control, for improving or adding facilities to the State Plan of Flood Control to increase levels of flood protection in urban areas, and to reduce the risk of levee failure in the Sacramento-San Joaquin Delta. This bill would make available, of the moneys appropriated to the department by the Budget Act of 2015, \$110,000,000 for the upgrade of the levee system of Reclamation District No. 17 to provide urban level of flood protection.

**Staff Recommendation:** Watch

**L&GO Position:**

## Failed Bills

**AB 23 (Jim Patterson R, Fresno County) California Global Warming Solutions Act of 2006: market-based compliance mechanisms: exemption**

**Introduced:** 12/1/2014

**Status:** Failed Passage

**Summary:** The California Global Warming Solutions Act of 2006 authorizes the State Air Resources Board to include the use of market-based compliance mechanisms. Current state board regulations require specified entities to comply with a market-based compliance mechanism beginning January 1, 2013, and require additional specified entities to comply with that market-based compliance mechanism beginning January 1, 2015. This bill would instead exempt those categories of persons or entities that did not have a compliance obligation, as defined, under a market-based compliance mechanism beginning January 1, 2013, from being subject to that market-based compliance mechanism through December 31, 2020.

**Staff Recommendation:** Watch

**L&GO Position:**

**AB 45 (Kevin Mullin D, San Mateo County) Household hazardous waste**

**Introduced:** 12/1/2014

**Status:** Failed

**Summary:** Would express the Legislature's intent to enact legislation that would establish curbside household hazardous waste collection programs, door-to-door household hazardous waste collection programs, and household hazardous waste residential pickup services as the principal means of collecting household hazardous waste and diverting it from California's landfills and waterways.

**Staff Recommendation:** *Watch*

**L&GO Position:**

**AB 368 (Marc Steinorth R, Rancho Cucamonga/Southern CA) Community redevelopment**

**Introduced:** 2/17/2015

**Status:** Failed

**Summary:** Current law relating to redevelopment agencies provides for specified payments with respect to development project areas. This bill would make nonsubstantive changes to those provisions.

**Staff Recommendation:** *Watch*

**L&GO Position:**

**AB 369 ((Marc Steinorth R, Rancho Cucamonga/Southern CA) Local government**

**Introduced:** 2/17/2015

**Status:** Failed

**Summary:** The Planning and Zoning Law establishes in each city and county a planning agency with the powers necessary to carry out the purposes of that law. Current law sets forth the Legislature's findings and declarations regarding the availability of affordable housing throughout the state. This bill would make nonsubstantive changes to those findings and declarations.

**Staff Recommendation:** *Watch*

**L&GO Position:**

**AB 1368, (Catharine Baker D, San Ramon, Dublin) Housing element: discharged military personnel**

**Introduced:** 2/27/2015

**Status:** Failed

**Summary:** Existing law, the Planning and Zoning Law, requires every city, county revise the housing element of its general plan as frequently as is appropriate, but not less than every five years, to reflect the results of the periodic review of the housing element. Existing law requires the department, based upon data provided by the Department of Finance and in consultation with each council of government (COG), to determine the regional share of the statewide housing need for the subsequent revisions to the housing element. In addition, this bill would authorize a person discharged from service in the United States military to file his or her Department of Defense Certificate of Release or Discharge From Active Duty (DD 214) with the county recorder of his or her place of residence, and would require that the city or county in which the person resides be credited with the production of a new housing unit for the 2014-22 regional housing needs assessment cycle.

**Staff Recommendation:** *Watch*

**L&GO Position:**

**SB 3 (Mark Leno D, San Francisco) Minimum wage: adjustment**

**Amended:** 3/11/2015

**Status:** 8/28/2015-Failed Deadline pursuant to Rule 61(a)(11). (Last location was Appropriation Suspense File on 8/19/2015)

**Summary:** Would increase the minimum wage, on and after January 1, 2016, to not less than \$11 per hour, on and after July 1, 2017, to not less than \$13 per hour. The bill would require the annual automatic adjustment of the minimum wage, commencing January 1, 2019, to maintain employee purchasing power diminished by the rate of inflation during the previous year. The adjustment would be calculated using the California Consumer Price Index, as specified. The bill would prohibit the Industrial Welfare Commission (IWC) from adjusting the minimum wage downward and from adjusting the minimum wage if the average percentage of inflation for the previous year was negative.

**Staff Recommendation:** *Watch*

**L&GO Position:**

**SB 5 (Andy Vidak R, Kings County/ San Joaquin Valley) California Global Warming Solutions Act of 2006: market-based compliance mechanisms: exemption**

**Introduced:** 12/1/2014

**Status:** Failed

**Summary:** Under the California Global Warming Solutions Act of 2006, current State Air Resources Board regulations require specified entities to comply with a market-based compliance mechanism beginning January 1, 2013, and require additional specified entities to comply with that market-based compliance mechanism beginning January 1, 2015. This bill instead would exempt categories of persons or entities that did not have a compliance obligation, as defined, under a market-based compliance mechanism beginning January 1, 2013, from being subject to that market-based compliance mechanism through December 31, 2020.

**Staff Recommendation:** *Watch*

**L&GO Position:**

**SB 45 (Tony Mendoza D, Southern California) Economic development**

**Amended:** 3/9/2015

**Status:** 7/17/2015-Failed Deadline pursuant to Rule 61(a)(10) - 2 Year

**Summary:** The federal Workforce Investment Act of 1998 (WIA) authorizes workforce investment activities, including activities in which states may participate. The federal Workforce Innovation and Opportunity Act (WIOA), beginning July 1, 2015, repeals and supersedes the WIA and, among other things, requires a state, in order to receive specified allotments of federal funds and before the second full program year after July 22, 2014, to identify planning regions and require local boards and chief elected officials to prepare regional plans for those planning regions, as specified. This bill would require the state, in conformity with WIOA and after consultation with local boards and chief elected officials, to identify planning regions. The bill would require local boards and chief elected officials to prepare regional plans for those planning regions, as specified. By imposing this requirement on local government, the bill would impose a state-mandated local program. The bill would also require the board to aid the Governor in facilitating system alignment across the core programs of WIOA, as defined, and make related and conforming changes. This bill contains other related provisions and other existing laws.

**Staff Recommendation:** *Watch*

**L&GO Position:**

**SB 127(Andy Vidak R, Corcoran/Southern CA) Environmental quality: Water Quality, Supply, and Infrastructure Improvement Act of 2014**

**Introduced:** 1/20/2015

**Status:** Failed

**Summary:** CEQA establishes a procedure by which a person may seek judicial review of the decision of the lead agency made pursuant to CEQA and a procedure for the preparation and certification of the record of proceedings upon the filing of an action or proceeding challenging a lead agency's action on the grounds of noncompliance with CEQA. This bill would require the public agency, in certifying the environmental impact report and in granting approvals for projects funded, in whole or in part, by Proposition 1, including the concurrent preparation of the record of proceedings and the certification of the record of proceeding within 5 days of the filing of a specified notice, to comply with specified procedures.

**Staff Recommendation:** *Watch*

**L&GO Position:**

**SB 602 (Bill Monning D, Santa Cruz) Seismic safety: California Earthquake Authority**

**Amended:** 8/8/2015

**Status:** 8/28/2015-Failed Deadline pursuant to Rule 61(a)(11). (Last location was APPR. on 8/18/2015)

**Summary:** Existing law establishes the California Earthquake Authority, which is authorized to transact insurance in the state as necessary to sell policies of basic residential earthquake insurance, as provided. Existing law provides that a public purpose will be served by a voluntary contractual assessment program that provides the legislative body of a public agency with the authority to finance the installation of seismic strengthening improvements that are permanently fixed to residential, commercial, industrial, agricultural, or other real property. For purposes of financing the installation of seismic strengthening improvements, "public agency" means a city, county, or city and county. This bill would include the California Earthquake Authority as part of the definition of "public agency" for this purpose. This bill contains other related provisions and other existing laws.

**Staff Recommendation:** *Watch*

**L&GO Position:**

**SB X1-1 (Beall)**  
**Transportation Financing for Road Maintenance**  
**Fact Sheet**

**BACKGROUND**

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The state transportation system is critical to California's economic well-being, as it enables us to move goods, people, and ideas around and through the state. For decades, because we prioritized development and expansion of our transportation network, our economy has been able to grow and become the envy of the country.

Unfortunately, we now face a challenge of significant proportions. Our system is aging rapidly and with much of our road and bridge infrastructure past its expected lifespan, rehabilitation and maintenance costs for both the state system and local streets and roads are skyrocketing. At the same time, we have not increased the base revenues for this work since the early 1990s. One-time transportation dollars from state bonds and federal recovery grants have been spent. We no longer have the funding to maintain the infrastructure we have, let alone address the needs of an ever-growing and shifting population.

The state estimates that we currently have a \$59 billion backlog in maintenance on the state system that is growing roughly by \$4 billion per year. Cities and counties suggest they have an equally-staggering \$78 billion backlog for the local system, with projected funding levels insufficient to even maintain the status quo. A nominal increase today will keep us from having to make more drastic changes in the future. Legislation is needed in order to prevent devastating economic consequences for future generations.

**THIS BILL**

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SB 1X creates a much needed, temporary funding plan to address the maintenance backlog of our aging system. This bill:

- Establishes an equitable financing strategy – everyone contributes their fair share for using the roads.
- Includes protections to ensure that funding does not get taken away from transportation purposes.
- Establishes efficiencies in Caltrans to ensure projects are completed on-time and on-budget.
- Provides funding for the state, counties, and cities to address road maintenance needs at all levels.

- Incentivizes local efforts to become a “Self-Help” City or County.
- Funds congestion relief for freight movement at Ports.

SB 1X will save the state money in the future and alleviate the need to raise even higher revenue in future years. California's roads are crumbling and it is imperative to address the problem now.

**STATUS/VOTES**

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Introduced June 22, 2015

**SUPPORT**

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Alameda Corridor-East Construction Authority; Alta Vista; American Council of Engineering Companies; Arup; County of Humboldt; Blackburn Consulting; Blair, Church & Flynn; Brejle & Race Consulting Engineers; California Asphalt Pavement Association; California State Association of Counties; CDM Smith; CEI Engineering Associates Inc; City/County Association of Governments of San Mateo County; City of Camarillo; City of Downey; City of Fountain Valley; City of Los Angeles; County of Humboldt; County of Santa Cruz; Covello Group; CSW/Stuber-Stroeh Engineering Group; D. Craig Knopf; Diaz Yourman & Associates; Desmond Johnston; Guida Surveying Inc; Hatch Engineering; HMH; Huitt-Zollars; ILS Associates Inc; Imperial County Transportation Commission; Infrastructure Engineering Corporation; Inland Foundation Engineering Inc; JBL Traffic Engineering Inc; Kimley Horn; Kleinfelder; KPFF; Lane Engineers Inc; Lawrence Nye Carlson Associates; League of California Cities; Leighton Consulting Inc; Leptien, Cronin, Cooper, Morris & Poore, Inc; Madera County Transportation Commission; Mayor, City of San Jose, Sam T. Liccardo; Mayor, City of San Francisco, Edwin Lee; Mayor, City of Oakland, Libby Schaaf; Mayor, City of Long Beach, Robert Garcia; Mayor, City of Sacramento, Kevin Johnson; Mayor, City of Santa Ana, Miguel Pulido; Metropolitan Transportation Commission; Michael Banker International; MNS Engineers Inc; Moton & Pitalo Inc; Nasland Engineering; Ninyo & Moore; Port of Los Angeles; Quad Knopf; Rau and Associates; Rick Engineering Company; Rural County Representatives of California; SA Associates; Sacramento Area Council of Governments; SANDAG; San Diego Assoc. of Governments; Solano County Transit; Southern California Association of Governments; Santa Clara County Board of Supervisors; Silicon Valley Leadership Group; Sukow Engineering; Transportation Agency of Monterey County;

Towill; Tri City Engineering; Ventura County  
Transportation Commission; Wagner Engineering &  
Survey Inc; Wendy B. Erickson; Yeh and Associates, Inc

**FOR MORE INFORMATION**

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**Staff Contact:**

Alicia Priego

Phone: 916-651-4015

Email: [Alicia.Priego@sen.ca.gov](mailto:Alicia.Priego@sen.ca.gov)



## Assembly Speaker Toni G. Atkins, 78<sup>th</sup> Assembly District

### AB 1335 – Building Homes and Jobs Act

#### IN BRIEF

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The Building Homes and Jobs Act establishes a permanent funding source for affordable housing, through a fee on real estate transaction documents, excluding commercial and residential real-estate sales.

#### THE ISSUE

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California has a housing affordability crisis.

- According to the Public Policy Institute of California (PPIC), as of February 2015, roughly 36% of mortgaged homeowners and approximately 48% of all renters are spending more than one-third of their household incomes on housing.
- California continues to have the second lowest homeownership rate in the nation and the Los Angeles metropolitan area is now a majority renter region. In fact, five of the eight lowest homeownership rates in the nation are in California metropolitan areas.
- California has 12% of the United States population, but 20% of its homeless population – 63% of these homeless Californians are unsheltered (the highest rate in the nation).
- At any given time, 134,000 Californians are homeless. California has 24% of the nation's homeless veterans and one-third of the nations' chronically homeless. The state also has the largest numbers of unaccompanied homeless children and youth, with 30% of the national total.
- For the first time, Standard and Poors Ratings Services cited California's "Persistently high cost of housing" as contributing to a relatively weaker business climate and a credit weakness in the rating of California General Obligation bonds.

#### BACKGROUND

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Increasing the construction, building, and availability of affordable housing is good for the economy, the budget, job creation, and families:

- The Bay Area Council, the Los Angeles Area Chamber of Commerce, the Los Angeles Business Council, the Orange County Business Council, and the Silicon Valley Leadership Group agree that less affordable housing impedes California businesses from attracting and retaining workers.
- On average, a single homeless Californian incurs \$2,897 per month in county costs for emergency room visits and in-patient hospital stays, as well as the costs of arrests and incarceration. Roughly 79% of these costs are cut when that person has an affordable home.
- An estimated 29,000 jobs would be created annually for every \$500 million spent on affordable housing.

#### THE SOLUTION

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Increased and ongoing funding for affordable housing is critical to stabilize the state's housing development and construction marketplace. If developers know that there is a sustainable source of funding available, they will take on the risk that comes with development — and create a reliable pipeline of well-paying construction jobs in the process.

The Building Homes and Jobs Act will utilize a pay as you go approach and generate hundreds of millions of dollars annually for affordable housing through a \$75 fee on real estate recorded documents, excluding those documents associated with real estate sales. The fee is capped at \$225 on a per parcel, per transaction basis. 50% of the funds will be distributed directly to local governments. 20% of the funds will be spent on affordable homeownership needs for a growing workforce and 10% of the funds will go to meet the affordable housing needs of agricultural workers and their families. The funds generated will leverage an additional \$2 to \$3 billion in federal, local, and bank investment.

#### FOR MORE INFORMATION

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Zack Olmstead, Office of Speaker Toni G. Atkins  
916 319 2078 | [zachary.olmstead@asm.ca.gov](mailto:zachary.olmstead@asm.ca.gov)

## **SUPPORT**

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Abode Communities  
Access to Independence  
A Community of Friends  
Adventist Health  
Affirmed Housing  
Alameda County Housing Authority  
American Federation of State, County, and  
Municipal Employees (AFSCME), AFL-  
CIO  
American Planning Association California Chapter  
Apartment Association of Greater Los Angeles  
Aspiranet  
Association of Bay Area Governments  
Association of Regional Center Agencies  
Bay Area Council  
Biocom  
Board of Supervisors-County of Tuolumne  
Bridge Housing  
Building Industry Association of Southern  
California  
Burbank Housing Development Corp  
Cabrillo Economic Development Corporation  
California Apartment Association  
California Association of Code Enforcement  
Officers  
California Association of Food Banks  
California Association of Housing Authorities  
California Association of Local Housing Finance  
Agencies  
California Association of Realtors  
California Building Industry Association  
California Coalition for Rural Housing  
California Coalition for Youth  
California College and University Police Chiefs  
Association  
California Community Foundation  
California Council of Carpenters  
California Council of Community Mental Health  
Agencies  
California Economic Summit  
California Equity Leaders Network  
California Faculty Association  
California Housing Consortium  
California Housing Partnership Corporation  
California Infill Builders Federation  
California Institute for Rural Studies  
California Labor Federation  
California Narcotics Officers Association  
CA-NV Conference of Operating Engineers  
California PACE Association (CalPACE)  
California Partnership to End Domestic Violence  
California Police Chiefs Association  
California Rural Legal Assistance Foundation  
California Special Districts Association  
California State Association of Electrical Workers  
California State Pipe Trades Council  
California State Council of Service Employees  
International Union (SEIU)  
Californians for Safety and Justice  
Capitol Area Development Authority  
C&C Development Company  
Center for Sustainable Neighborhoods  
Central City Association  
Charities Housing  
Christian Church Homes  
Circulate San Diego  
Cities Association of Santa Clara County  
City Heights Community Development Corporation  
City of Alameda  
City of Albany  
City of Berkeley  
City of Chowchilla  
City of El Centro  
City of Emeryville  
City of Eureka  
City of Fairfield  
City of Fremont  
City of Glendale  
City of Goleta  
City of Indian Wells  
City of Lafayette  
City of Lakeport  
City of Lakewood  
City of Lodi  
City of Los Altos  
City of Los Angeles  
City of Merced  
City of Modesto  
City of Morgan Hill  
City of Mountainview  
City of Napa  
City of National City  
City of Oakland  
City of Pasadena  
City of Rocklin  
City of Sacramento  
City of San Carlos  
City of San Diego  
City of San Leandro  
City of Santa Barbara  
City of Santa Monica  
City of Santa Rosa

City of South San Francisco  
 City of Sunnyvale  
 City of Taft  
 City of Thousand Oaks  
 City of Torrance  
 City of Tulare  
 City of Turlock  
 City of Union City  
 City of Walnut Creek  
 City of West Hollywood  
 Coalition for Economic Survival  
 Community Action North Bay (CAN-B)  
 Community Action to Fight Asthma  
 Community Corporation of Santa Monica  
 Community Economics, Inc.  
 Community Housing Works  
 Community Resource Center  
 Congregations Organizing for Renewal (COR)  
 Controller Betty Yee  
 Corporation for Supportive Housing (CSH)  
 County of Alameda  
 County of Contra Costa  
 County of Los Angeles  
 County Welfare Directors Association  
 Creswell Consulting  
 Department of Housing and Community  
 Development of Los Angeles  
 Dignity Health  
 Downtown Sacramento Partnership  
 Downtown Women's Center  
 EAH Housing  
 East Bay Housing Organizations  
 East LA Community Corporation  
 Eden Housing  
 Enterprise Community Partners  
 Equity Community Builders  
 EveryOne Home (Homeless Continuum of Care for  
 Alameda County)  
 Girls Think Tank  
 Greenbelt Alliance  
 Habitat for Humanity California  
 Habitat for Humanity Greater San Francisco  
 Hampstead Companies  
 Heaven's Windows  
 Hello Housing  
 Highridge Costa Partners, LLC  
 HOPE (Home Ownership for Personal  
 Empowerment)  
 House Farm Workers!  
 Housing Authority of the City of Los Angeles  
 Housing Authority of the County of San Bernardino  
 Housing California  
 Housing Choices Coalition  
 Housing Consortium of the East Bay  
 Housing Land Trust of Sonoma County  
 Housing Leadership Council of San Mateo County  
 Housing of Merit  
 Hunger Advocacy Network  
 Iglesia Adventista del Septimo Dia  
 Individual Supporters (Mary Brooks, Greg Hoyte,  
 Nancy Heastings, Jeanne Marie Coronado,  
 Jean Hom)  
 Inquilinos Unidos  
 Interfaith Community Services  
 Irvine Community Land Trust  
 Jewish Family Services of San Diego  
 Larkin Street Youth Services  
 Laurin Associates  
 Leadership Counsel for Justice & Accountability  
 LeadingAge California  
 League of California Cities  
 League of Women Voters of California  
 LINC Housing  
 LISC San Diego  
 Little Tokyo Service Center  
 Loma Linda University Health  
 Los Angeles Business Council  
 Los Angeles Community Action Network  
 Los Angeles Homeless Services Authority  
 MAAC  
 Many Mansions (Ventura County)  
 Mayor, City of Fresno-Ashley Swearengin  
 Mayor, City of Long Beach-Robert Garcia  
 Mayor, City of Los Angeles-Eric Garcetti  
 Mayor, City of Oakland-Libby Schaaf  
 Mayor, City of Sacramento-Kevin Johnson  
 Mayor, City of San Francisco-Ed Lee  
 Mayor, City of San Jose-Sam Liccardo  
 Mayor, City of Santa Ana-Miguel Pulido  
 Mayor, City of Santa Barbara-Helene Schneider  
 Mayor, City of Torrance-Patrick Furey  
 Mayors and Councilmembers Association of  
 Sonoma County  
 Mental Health America of California  
 Mercy Housing California  
 MidPen Housing Corporation  
 Mutual Housing California  
 National Association of Social Workers, California  
 Chapter  
 National Community Renaissance  
 National Council of La Raza  
 Natural Resources Defense Council (NRDC)  
 Non-Profit Housing Association of Northern  
 California (NPH)

North Bay Leadership Council  
Northern California Community Loan Fund  
Opportune Companies  
Orange County Employees Association  
Orange County Business Council  
Pacific West Communities  
PATH  
PATH Ventures  
PEP Housing  
PolicyLink  
Private Essential Access Community Hospitals  
(PEACH)  
Promise Energy, Inc.  
Public Interest Law Project  
Reform California  
Regional Asthma Management and Prevention  
(RAMP)  
Related California  
Rural Community Assistance Corporation (RCAC)  
Rural Smart Growth Task Force  
Sacramento City Councilmember Jeff Harris  
Sacramento Homeless Organizing Committee  
Sacramento Housing Alliance  
Safe Alternatives to Violent Environments (SAVE)  
San Diego Community Land Trust  
San Diego Habitat for Humanity  
San Diego Housing Commission  
San Diego Housing Federation  
San Diego Hunger Coalition  
San Diego and Imperial Counties Labor Council,  
AFL-CIO  
San Diego Organizing Project  
San Diego Regional Chamber of Commerce  
San Francisco Chamber of Commerce  
San Francisco Unified School District  
Santa Clara County Board of Supervisors  
Satellite Affordable Housing Associates  
Self-Help Enterprises  
s.f.citi (San Francisco Citizens Initiative for  
Technology and Innovation)  
Sierra Business Council  
Silicon Valley Bank  
Silicon Valley Leadership Group  
Skid Row Housing Trust  
Social Justice Alliance of the Interfaith Council of  
Contra Costa County  
South Bay Community Services  
Southern California Association of Non Profit  
Housing  
St. Anthony Foundation  
State Building and Construction Trades Council,  
AFL-CIO

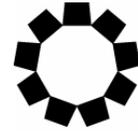
Strategic Actions for a Just Economy  
Sutter Health  
T.R.U.S.T. South LA  
The ARC and United Cerebral Palsy California  
Collaboration  
Transform  
Treasurer John Chiang  
UCSF Benioff Children's Hospital Oakland  
United Way of Greater Los Angeles  
United Way of San Diego County  
Valley Industry & Commerce Association (VICA)  
Wakeland Housing and Development Corporation  
Western Center on Law and Poverty  
Western Regional Advocacy Project  
Western States Council of Sheet Metal Workers  
West Hollywood Community Housing Corporation  
Winter Nights Shelter  
Women Organizing Resources, Knowledge and  
Services (WORKS)

## **OPPOSITION**

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American Resort Development Association  
California Business Properties Association  
California Escrow Association  
California Land Title Association  
California Mortgage Association  
California Taxpayers Association  
City of Banning  
City of Camarillo  
Community Associations Institute  
Contra Costa County Clerk-Recorder-Elections  
Department  
County of Butte  
County of Calaveras, Clerk Recorder  
County of Glenn, Clerk-Recorder  
County of Orange  
County of Sacramento, County Clerk/Recorder  
Department  
County of Tuolumne, Office of Assessor-Recorder  
County of Yuba, Clerk Recorder – Registrar of  
Voters  
County Recorders Association of California  
Educational Community for Homeowners (ECHO)  
Fresno County Assessor-Recorder  
Howard Jarvis Taxpayers Association  
Inyo County Clerk/Recorder Kammi Foote  
Monterey County, Office of the County Recorder  
National Federation of Independent Business  
Orange County Clerk-Recorder Hugh Nguyen

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**FINANCE AND PERSONNEL COMMITTEE**

Thursday, September 17, 2015, 5:00 PM

Location:

Joseph P. Bort MetroCenter  
Association of Bay Area Governments  
101 8<sup>th</sup> Street, Conference Room B  
Oakland, California

*The ABAG Finance and Personnel Committee may take action on any item on this agenda.*

*Agenda and attachments available at [abag.ca.gov](http://abag.ca.gov)*

*For information, contact Charles Adams, Interim Finance Director, at (510) 464-7906.*

**1. CALL TO ORDER**

**2. PUBLIC COMMENT**

Information.

**3. APPROVAL OF MINUTES OF JULY 16, 2015**

ACTION.

*Minutes of July 16, 2015 meeting attached.*

**4. PRESENTATION AND REVIEW OF FINANCIAL REPORT FOR JUNE 2015**

Information/ACTION.

*Financial Report for June 2015 is attached.*

**5. AMENDMENT TO ABAG'S INVESTMENT POLICY**

Information/ACTION.

**ABAG Finance and Personnel Committee**

September 17, 2015

2

*Amended Investment Policy is attached.*

**6. ORAL REPORT ON CONDITIONS IMPOSED BY MTC ON THE SIX-MONTH INTERAGENCY AGREEMENT**

Information.

**7. ORAL REPORT ON STATUS OF LINE OF CREDIT RENEWAL**

Information.

**8. ORAL REPORT ON PAYMENT OF MEMBERSHIP DUES FY 15-16**

Information.

**9. CLOSED SESSION**

**A. Public Employee Performance Evaluation**

Title: Executive Director

**10. ADJOURNMENT**

The next meeting of the Finance and Personnel Committee will be on Thursday, November 19, 2015.

Submitted:

Charles Adams, Interim Finance Director

Date: September 1, 2015

## ABAG FINANCE AND PERSONNEL COMMITTEE

### Summary Minutes

July 16, 2015

#### Members Present

Mayor Bill Harrison  
Supervisor Karen Mitchoff  
Councilmember Desley Brooks  
Supervisor David Cortese  
Supervisor Scott Haggerty  
Supervisor Mark Luce  
Councilmember Julie Pierce

#### Jurisdiction

City of Fremont  
County of Contra Costa  
City of Oakland  
County of Santa Clara  
County of Alameda  
County of Napa  
City of Clayton

#### Members Absent

Supervisor John Gioia  
Supervisor Dave Pine  
Supervisor David Rabbitt

County of Contra Costa  
County of San Mateo  
County of Sonoma

#### Officers and Staff Present

Ezra Rapport, Executive Director  
Bradford Paul, Asst. Exec. Director  
Kenneth Moy, Legal Counsel  
Charles Adams, Interim Finance  
Director  
Brian Kirking, HR and IT Director  
Susan Hsieh, Asst. Finance Director

#### Guests

Mayor Pro Tem Pat Eklund  
Ken Bukowski, Videographer  
Andrew Totaro, Supervisor Scott  
Haggerty Intern

City of Novato

1. The meeting was called to order by Mayor Harrison, Committee Chair, at 5:10 pm.
2. There was no public comment.
3. Summary Minutes of the May 21, 2015 meeting were approved. /M/  
Mitchoff/S/Luce/C/approved unanimously.

4. Mr. Adams presented the financial reports for May 2015. He informed the committee of the modifications to the financial report and reported on the financial outlook. /M/Luce/S/Pierce/C/acceptance of the report unanimously.
5. Mr. Adams reported on the conditions imposed by MTC on the six-month interagency agreement. MTC requested ABAG to re-prepare our indirect overhead plans, provide a corrective action plan for recommendations made by the State Controller's Office (SCO), and provide a written response from our auditors indicating that there was inconsistency with their single audit report and issues raised by the SCO and PWC reports. MTC also withheld payment for certain charges.

Mr. Adams advised the Committee that our indirect overhead plans were prepared in accordance with federal guidelines. In addition, our oversight agency EPA issued a memo in June 2015 directly addressing MTC's concern and confirming that our allocation method is appropriate.

The SCO, PWC and our auditors followed different scope and objectives in performing their examinations. It is inappropriate to request an audit firm to make such a statement when these reports are not comparable. The SCO report concluded that the review did not identify any significant deficiencies with ABAG's administrative and internal accounting controls. The PWC Engagement Partner reported at the 6/24/15 MTC Commission Meeting that they did not identify any abuse or misuse of MTC funds as part of their procedure. Both conditions imposed by MTC are inappropriate.

The Committee discussed potential solutions and directed staff to work with MTC to resolve the issues. The Committee also directed staff to advise them the amount withheld by MTC.

6. Mr. Adams reported on payment of FY 15-16 membership dues. \$740 thousand (or 39%) of the \$1.89 million budgeted membership dues were collected through July 7, 2015. The Committee directed staff to report the status again at the next meeting.
7. Mr. Adams reported on the status of line of credit renewal and advised the Committee that an update will be provided at the next meeting.

8. Mr. Adams reported on the SCO recommendations. The SCO review concluded that the review did not identify any significant deficiencies with ABAG's administrative and internal accounting controls but noted serious weaknesses in ABAG's oversight of the Finance Authority operations. Mr. Adams reported that ABAG will continue to strength the controls over FAN and will integrate the recommendations with the recommendations from our internal investigation. He also advised the Committee of the status on other recommendations including accounts payable processing, performance evaluations, bank reconciliations, travel polices, and a centralized contract tracking system.
9. There was no reportable action from Closed Session.
10. Meeting was adjourned at 6:54 pm.

Submitted: Susan Hsieh, Assistant Finance Director

# **ASSOCIATION OF BAY AREA GOVERNMENTS**

## **INVESTMENT POLICY**

**Adopted: July 17, 2003**  
**Reaffirmed: January 19, 2006**  
**Revised: September 18, 2008**  
**Revised: January 21, 2010**  
**Revised: September 17, 2015**

Association of Bay Area Governments  
Investment Policy

1.0 Policy

It is the policy of the Association of Bay Area Governments (ABAG) to invest public funds in a manner which will provide the highest investment return consistent with maximum security while meeting the daily cash flow demands of ABAG and conforming to all state and local statutes governing the investment of public funds.

2.0 Scope

This investment policy applies to activities of ABAG with regard to investing the financial assets that arise from ABAG's operation.

3.0 Prudence

The investment portfolio of ABAG will be managed under the Prudent Person Rule which states, in essence, that "a trustee shall exercise the judgment and care, under the circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived." The application of this rule opens up a broad spectrum of investment opportunities as long as the investment is deemed prudent and is permissible under currently effective legislation of the State of California and this policy.

4.0 Objectives

It is the objective of this policy to provide a system which will accurately monitor and forecast revenues and expenditures so that ABAG can invest funds to the fullest extent possible. Funds of ABAG will be invested in accordance with sound treasury management principles with the following priorities:

1. Safety of invested funds
2. Maintenance of sufficient liquidity to meet cash flow needs
3. Attainment of maximum possible yields consistent with the above principles

4.1 Safety

A. To protect the value of the principal and interest of the invested funds, ABAG will invest only in the safest securities which include those backed by the U. S. Government or its agencies; those which have insurance on principal backed by the FDIC; or those which have legally required collateral backing of the invested principal.

B. ABAG's investment portfolio shall be diversified by type of investment, issuer and maturity dates to protect against changes in the market.

C. ~~With the exception of CalTRUST,~~ ABAG will not place any funds with any institution which is less than three (3) years old.

#### 4.2 Liquidity

Maturity dates of investments shall be timed to provide funds for scheduled administrative and operating expenses.

The State Local Agency Investment Fund (LAIF) shall be used as one means of providing liquidity. However, because of the limitation in number of transactions allowed per month, some pre-planning will be necessary. CalTRUST will be used as an investment option to augment LAIF.

#### 4.3 Yield

ABAG seeks to attain market rates of return on its investments, consistent with constraints imposed by its safety objectives and cash flow consideration. Purchase and sale of securities should be made on the basis of competitive offers and bids, when practical, to obtain the highest possible rates.

#### 5.0 Designation of Treasurer

ABAG's Finance Director is hereby designated as treasurer. An investment team made up by the Finance Director, the Executive Director, and the Financial Services Manager shall advise the Treasurer on investment of ABAG's funds. The Treasurer is responsible for ensuring all investment activities are within the guidelines of these policies. ABAG shall develop and maintain administrative procedures for the operation of the investment program. In order to optimize total return through active portfolio management, resources shall be allocated to the investment program. This commitment of resources shall include financial and staffing considerations.

#### 6.0 Ethics and Conflicts of Interest

Officers and employees involved in the investment process shall refrain from personal business activities that could conflict with proper execution of the investment program, or which could impair their ability to make impartial investment decisions. Employees and investment officials shall disclose to the President any material financial interests in financial institutions that conduct business with ABAG or its affiliated entities, and they shall further disclose any large personal financial/investment positions that could be related to the performance of ABAG, particularly with regard to the time of purchases and sales.

7.0 Authorized Financial Dealers and Institutions

The Finance Director will maintain a list of financial institutions authorized to provide investment services. In addition, a list will also be maintained of approved security broker/dealers selected by credit worthiness who are authorized to provide investment services in the State of California. These may include primary or regional dealers that qualify under Securities & Exchange Commission Rule 15C3-1 (uniform net capital rule). No deposit of public funds shall be made except in a qualified public depository as established by state laws.

All financial institutions and broker/dealers who desire to become qualified bidders for investment transactions must supply the Finance Director with the following: audited financial statements, proof of National Association of Security Dealers certification, trading resolutions, proof of state registration, and certificate of having read ABAG’s investment policy.

An annual review of the financial condition and registrations of qualified bidders will be conducted by the Finance Director. A current audited financial statement is required to be on file for each financial institution and broker/dealer through which ABAG invests.

8.0 Authorized and Suitable Investments

The following is a summary of the authorized investment instruments and the applicable limitations to each:

<u>Type</u>	<u>Backed by</u>	<u>Limits</u>	<u>Term to maturity</u>
Local Agency Investment Fund (LAIF)	State Treasurer	As determined by State Treasurer	On demand
Investment Trust of California (CalTRUST)	CalTRUST	As determined by CalTRUST	On demand
Money Market Funds	Banks/mutual funds	20% of portfolio	On demand

Investment Agreements	Financial institutions		On demand
U.S. Treasury Bills	U.S. Treasury		To one year
U.S. Treasury Notes	U.S. Treasury		To one year
U.S. Govt. Agency Issues (e.g. FNMA, GNMA)	Federal Agencies		6 mos. to <del>4</del> 5 years
Banker's Acceptances	Accepting Bank	40% of portfolio	Up to 180 days
Certificates of deposit with banks or savings and loan associations	FDIC or FSLIC insured	10% of portfolio per institution	To <del>one</del> three years
Negotiable certificates of deposit	Issuing Bank	<del>3</del> 10% of portfolio	14 days to one year
Repurchasing Agreements	Issuing Bank/Collateralized	10% of portfolio	Not to exceed 15 days
Commercial Papers	Corporations Liquidity	10% of portfolio	Up to 180 days

See Appendix A for description of above securities

### 8.1 Prohibited Investment Practices and Instruments

Certain investment practices and instruments are inconsistent with the first objective of this policy--safety of invested funds, and are therefore prohibited:

ABAG shall not engage in leveraged investing, such as in margin accounts or any form of borrowing for the purpose of investment.

ABAG shall not invest in instruments whose principal and interest have no backing as described in Section 1.A. of this policy. Examples of these instruments are options and future contracts.

ABAG shall not invest in securities with floating coupon interest rates.

With the exception of investments in the Local Agency Investment Fund (LAIF), CalTRUST and certificates of deposit that are insured by the FDIC, the Pool shall invest in securities that are

rated within the top two rating categories of a nationally recognized rating service (e.g. Standard & Poor's and Moody's).

#### 9.0 Collateralization

Collateralization will be required on two types of investments: certificates of deposit not insured by the FDIC ~~and~~ and repurchase (and reverse) agreements. In order to anticipate market changes and provide a level of security for all funds, the collateralization level will be (102%) of market value of principal and accrued interest.

ABAG chooses to limit collateral to U. S. Treasury and Federal Agency securities.

Collateral will always be held by an independent third party with whom ABAG has a current custodial agreement. A clearly marked evidence of ownership (safekeeping receipt) must be supplied to ABAG and retained.

#### 10.0 Safekeeping and Custody

All security transactions, including collateral for repurchase agreements, entered into by ABAG shall be conducted on a delivery-versus-payment (DVP) basis. Securities will be held by a third party custodian designated by the Finance Director and evidenced by safekeeping receipts.

#### 11.0 Diversification

ABAG will diversify its investments by security type and institution. With the exception of the California State Local Agency Investment Fund and U. S. Treasury securities, no more than 50 % of ABAG's total investment portfolio will be invested in a single security type or with a single financial institution.

#### 12.0 Maturity

To the extent possible, ABAG will attempt to match its investments with anticipated cash flow requirements, and strive to limit average maturity of the investment portfolio to less than seven years.

#### 13.0 Internal Control

The Finance Director shall establish an annual process of independent review by an external auditor. This review will provide internal control by assuring compliance with policies and procedures.

#### 14.0 Performance Standards

The investment portfolio shall be designed with the objective of obtaining a rate of return throughout budgetary and economic cycles, commensurate with the investment risk constraints and the cash flow needs.

##### 14.1 Market Yield Benchmark

For its operating funds, ABAG will strive to achieve an average rate of return that is no lower than the average rate of return from the California State Local Agency Investment Fund

#### 15.0 Reporting

The Finance Director will submit a monthly investment report which summarizes total investment return and budgetary expectations. The report shall also disclose all investment transactions during the period as well as a complete list of securities in the portfolio showing type, institution, coupon rate, effective yield and current market value.

#### 16.0 Policy Adoption

ABAG's investment policy shall be adopted by resolution of the Board of Directors. The policy shall be reviewed by the Finance Committee and any modification made thereto must be approved by the Board.

## Appendix A

### Explanation of Allowable Instruments

Local Agency Investment Fund (LAIF). The LAIF was established by the State of California to enable treasurers to place funds in a pool for investments. There is a maximum investments limit for each investing agency (currently \$50 million) ~~limitation of \$450 million per agency set by LAIF, and are limited~~ subject to a maximum of 15 ~~total~~ transactions per month. ABAG uses this fund when interest rates are declining as well as for short-term investments and liquidity.

Investment Trust of California (CalTRUST). Shares of beneficial interest issued by the Investment Trust of California (CalTRUST), pursuant to California Government Code Section 6509.7; and authorized for local agency investment by California Government Code Section 53601(o). As a public agency, CalTRUST's investment portfolio is subject to the same Government Code restrictions and limitations as ABAG's, although its portfolio may contain investments not otherwise permitted under this policy. As such, the portion of ABAG's assets invested in CalTRUST shall be governed by the CalTRUST investment policy.

Money Market Funds. Diversified investment funds which invest in government-backed securities, provide daily liquidity and have no risk in principal. No more than 10 percent of the agency's funds may be invested in one issuer.

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Investment Agreements. Government investment contracts with financial institutions rated within the two top rating categories of a nationally recognized rating agency; provided that if such rating falls below the two top rating categories of such agency, the investment agreement shall allow for the option to replace such financial institution or shall provide for the investment agreement to be fully collateralized by U.S. Treasury and Agency securities, provided further

that if so collateralized the agency or its trustee, as the case may be, has a perfected first security lien on the collateral.

U.S. Treasury Bills. Commonly referred to as T-Bills, these are short-term marketable securities sold as obligations of the U.S. Government. They are offered in three-month, six-month, and one-year maturities. T-Bills do not accrue interest but are sold at a discount to pay face value at maturity.

U.S. Treasury Notes. These are marketable, interest-bearing securities sold as obligations of the U.S. Government with original maturities of one to ten years. Interest is paid semi-annually.

U.S. Government Agency Issues. Include securities which fall into these categories: 1) Issues which are unconditionally backed by the full faith and credit of the United States, 2) Issues which are conditionally backed by the full faith and credit of the United States and 3) Issues which are not backed by the full faith and credit of the United States.

Issues which are unconditionally backed by the full faith and credit of the United States include: Small Business Administration (SBA) and General Services Administration (GSA).

Issues which are not backed by the full faith and credit of the United States include: Federal National Mortgage Association (FNMA), Federal Home Loan Bank (FHLB), Farm Credit System, Banks for Cooperation (Co-ops), Federal Lands Banks (FLB), and Federal Intermediate Credit Banks (FICB).

While all the above issues are not unconditionally backed by the full faith and credit of the United States, they do in fact have defacto backing from the federal government, and it would be most unlikely that the government would let any of these agencies default on its obligations.

Banker's Acceptance. This is a negotiable time draft (bill of exchange) with a maturity of six months or less drawn on and accepted by a commercial bank. Banker's acceptances are usually created to finance the import and export of goods, the shipment of goods within the United States and storage of readily marketable staple commodities.

Certificate of Deposit (CDs) is a receipt for funds deposited in a Bank or Savings and Loan Association for a specified period of time at a specified rate of interest. The first \$250,000 of a certificate of deposit is guaranteed by the Federal Deposit Insurance Corporation (FDIC). CD's with a face value in excess of \$250,000 can be collateralized by Treasury Department Securities, which must be at least 110% of the face value of the CD's, in excess of the first \$250,000, or by first mortgage loans which must be at least 150% of the face value of the CD balance in excess of the first \$250,000.

Negotiable Certificate of Deposit is a form of Certificate of Deposit, usually supported only by the strength of the institution, but can be sold at any time. Interest on CD's with maturities of

one year or less is typically paid at ~~maturity,maturity~~; while interest on CD's with maturities over one year is typically paid semi-annually.

Repurchase Agreement (REPOS) is a contractual arrangement between a financial institution, or dealer, and an investor. This agreement normally can run for one or more days. The investor puts up his funds for a certain number of days at a stated yield. In return, he takes a given block of securities as collateral. At maturity, the securities are repurchased and the funds repaid plus interest.

Commercial Paper notes are secured promissory notes of industrial corporations, utilities and bank holding companies. Notes are in bearer form starting at \$100,000. State law limits an agency to invest in United States corporations having assets in excess of five hundred million dollars with an "A" or higher rating. ABAG may not invest more than 30% of idle cash in commercial papers.

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PRESIDENT	Councilmember Julie Pierce, City of Clayton
VICE PRESIDENT	Supervisor David Rabbitt, County of Sonoma
IMMEDIATE PAST PRESIDENT	Supervisor Mark Luce, County of Napa
SECRETARY-TREASURER	Ezra Rapport
LEGAL COUNSEL	Kenneth K. Moy

County of	Representative	Alternate
ALAMEDA	** Supervisor Scott Haggerty	Supervisor Keith Carson
ALAMEDA	** Supervisor Nathan Miley	To Be Appointed
CONTRA COSTA	* Supervisor Karen Mitchoff	Supervisor John Gioia
CONTRA COSTA	* Supervisor Candace Andersen	Supervisor Mary Piepho
MARIN	** Supervisor Damon Connolly	Supervisor Katie Rice
NAPA	** Supervisor Mark Luce	Supervisor Diane Dillon
SAN FRANCISCO	** Supervisor Eric Mar	To Be Appointed
SAN FRANCISCO	** Supervisor Jane Kim	To Be Appointed
SAN FRANCISCO	** Supervisor Julie Christensen	To Be Appointed
SAN MATEO	* Supervisor Warren Slocum	To Be Appointed
SAN MATEO	* Supervisor Dave Pine	To Be Appointed
SANTA CLARA	** Supervisor Cindy Chavez	Supervisor Mike Wasserman
SANTA CLARA	** Supervisor David Cortese	Supervisor Joe Simitian
SOLANO	* Supervisor Linda Seifert	Supervisor Erin Hannigan
SONOMA	* Supervisor David Rabbitt	Supervisor Susan Gorin

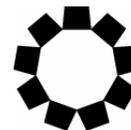
Cities in the County of	Representative	Alternate
ALAMEDA	* Mayor Bill Harrison (Fremont)	Mayor Barbara Halliday (Hayward)
ALAMEDA	* Mayor Jerry Thorne (Pleasanton)	To Be Appointed
CONTRA COSTA	** Councilmember Julie Pierce (Clayton)	Councilmember Brandt Andersson (Lafayette)
CONTRA COSTA	** Vice Mayor Dave Hudson (San Ramon)	Mayor Pro Tem Roy Swearingen (Pinole)
MARIN	* Mayor Pro Tem Pat Eklund (Novato)	Councilmember Jessica Jackson (Mill Valley)
NAPA	* Mayor Leon Garcia (American Canyon)	To Be Appointed
CITY OF SAN FRANCISCO	* Mayor Edwin Lee	Jeff Buckley, Senior Advisor
CITY OF SAN FRANCISCO	* Nicole Wheaton, Director of Appointments	Andrew Dayton, Director
SAN MATEO	** Councilmember Pradeep Gupta (S San Francisco)	Councilmember Wayne Lee (Millbrae)
SAN MATEO	** Councilmember Mary Ann Nihart (Pacifica)	Mayor Catherine Carlton (MenloPark)
SANTA CLARA	* Mayor Greg Scharff (Palo Alto)	Councilmember Chris Clark (Mountain View)
SANTA CLARA	* Councilmember Jim Davis (Sunnyvale)	Mayor Jeffery Cristina (Campbell)
SOLANO	** Mayor Jack Batchelor (Dixon)	Mayor Pete Sanchez (Suisun City)
SONOMA	** Councilmember Jake Mackenzie (Rohnert Park)	Councilmember Julie Combs (Santa Rosa)
CITY OF OAKLAND	* To Be Appointed	Councilmember Lynnette Gibson McElhaney
CITY OF OAKLAND	* Councilmember Dan Kalb	To Be Appointed
CITY OF OAKLAND	* Councilmember Desley Brooks	To Be Appointed
CITY OF SAN JOSE	* Councilmember Magdalena Carrasco	Vice Mayor Rose Herrera
CITY OF SAN JOSE	* Councilmember Charles "Chappie" Jones	Councilmember Tam Nguyen
CITY OF SAN JOSE	* Councilmember Raul Peralez	Councilmember Ash Kalra

Advisory Members	Representative	Alternate
RWQCB	William Kissinger	Terry Young

\* Term of Appointment: July 1, 2014 - June 30, 2016

\*\* Term of Appointment: July 1, 2015 - June 30, 2017

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# MEETING SCHEDULE 2015

*Approved by the Executive Board: December 4, 2014*

*Agenda and attachments available at <http://www.abag.ca.gov/>*

## General Assembly

Date: Thursday, April 23, 2015

Time: 2:30 PM to 7:30 PM

Location: Oakland Asian Cultural Center, 388 Ninth Street, Suite 290, Oakland

Contact: Brad Paul, Deputy Executive Director, (510) 464 7955, [bradp@abag.ca.gov](mailto:bradp@abag.ca.gov)

## Executive Board

Dates: Thursday, January 15, 2015

Thursday, March 19, 2015

Thursday, May 21, 2015

Thursday, July 16, 2015

Thursday, September 17, 2015

Thursday, November 19, 2015

Time: 7:00 PM to 10:00 PM

Location: Joseph P. Bort MetroCenter, 101 8th Street, Auditorium, Oakland  
*Across from the Lake Merritt BART Station*

Contacts: Brad Paul, Deputy Executive Director, (510) 464 7955, [bradp@abag.ca.gov](mailto:bradp@abag.ca.gov)

Fred Castro, Clerk of the Board, (510) 464 7913, [fredc@abag.ca.gov](mailto:fredc@abag.ca.gov)

# Meeting Schedule 2015

## Administrative Committee

Dates: *Meetings Scheduled as Needed*  
Contact: Brad Paul, Deputy Executive Director, (510) 464 7955, bradp@abag.ca.gov

## Legislation and Governmental Organization Committee

Dates: *See Executive Board Schedule*  
Time: 3:30 PM to 5:00 PM  
Location: ABAG Conference Room B  
Contact: Halimah Anderson, Communications Officer, (510) 464 7986, halimaha@abag.ca.gov

## Finance and Personnel Committee

Dates: *See Executive Board Schedule*  
Time: 5:00 PM to 6:00 PM  
Location: ABAG Conference Room B  
Contact: Herbert Pike, Finance Director, (510) 464 7902, herbertp@abag.ca.gov

## Regional Planning Committee

Dates: Wednesday, February 4, 2015  
Wednesday, April 1, 2015  
Wednesday, June 3, 2015  
Wednesday, August 5, 2015  
Wednesday, October 7, 2015  
Wednesday, December 2, 2015  
Time: 12:00 PM to 3:00 PM  
Location: Joseph P. Bort MetroCenter, 101 8th Street, Auditorium, Oakland  
*Across from the Lake Merritt BART Station*  
Contact: Miriam Chion, Planning and Research Director, (510) 464 7919, miriamc@abag.ca.gov  
Wally Charles, Administrative Secretary, Planning, (510) 464 7993, wallyc@abag.ca.gov