



# A G E N D A

## **ABAG EXECUTIVE BOARD MEETING NO. 385**

**Thursday, March 15, 2012, 7:00 PM**

**METROCENTER AUDITORIUM**

**101 8<sup>th</sup> Street (at Oak Street)**

**Oakland, California**

For additional information, please call:  
Fred Castro, (510) 464 7913

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

**1. CALL TO ORDER**

**2. PUBLIC COMMENT**

**3. ANNOUNCEMENTS**

**4. PRESIDENT'S REPORT**

**5. EXECUTIVE DIRECTOR'S REPORT**

**6. CONSENT CALENDAR**

**ACTION:** Unless there is a request by a 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\*\***

Summary Minutes of Meeting No. 384 held on January 19, 2012.

**B. Grant Applications**

There were no federal grant applications received for transmittal to the State Clearinghouse.

Please Note: The Board may act on any item on this agenda. \*\*Attachment included.



**C. Appointments to Committees**

President Mark Luce requests Board approval of appointments to the following committees:

Legislation and Governmental Organization Committee

- A. Sepi Richardson, Councilmember, Brisbane

Finance and Personnel Committee

- David Rabbitt, Sonoma County

Bay Conservation and Development Commission

Jill Techel, Mayor, City of Napa (replaces Joan Lundstrom, Larkspur)

Alternate: Marc Levine, Councilmember, City of San Rafael

**D. Authorization to Submit Grant to the U.S. Environmental Protection Agency (USEPA) Bay Water Quality Improvement Fund for the Bay Protection and Behavior Change Campaign, a Regional Outreach Project**

Authorization is requested to submit application to USEPA, and if funded, authorize the Executive Director or designee to sign the agreement. The project will assist with implementation of the San Francisco Estuary Partnership's Comprehensive Conservation and Management Plan.

**E. Authorization to Apply for and Accept a Grant from USEPA's San Francisco Bay Area Water Quality Improvement Fund to Coordinate with Oro Loma Sanitary District, Bay Area Dischargers Association and other Water Treatment agencies that participate in the Bay Area Clean Water Agencies**

Authorization is requested to apply for and if funded, accept a grant from the USEPA Bay Area Water Quality Improvement Fund. The project will assist with implementation of the San Francisco Estuary Partnership's Comprehensive Conservation and Management Fund.

**F. Approval of Resolution No. 04-12 Authorizing Entering into Interagency Agreement with East Bay Municipal Utility District to Provide Technical Support for Permit Writing**

Authorization is requested for the Executive Director or designee to enter into an interagency agreement with EBMUD to provide technical staff resources to the San Francisco Bay Regional Water Quality Control Board for permit writing assistance.

**G. Authorization to Enter into Agreement with US Environmental Protection Agency (EPA) for funds under National Estuary Program**

Authorization is requested to approve the San Francisco Estuary Partnership application for funds under the National Estuary Program and authorize the Executive Director or designee to enter into new cooperative agreement with EPA on behalf of the SFEP 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, 2013.

**H. Contracts Approved by ABAG between \$20,000 and \$50,000**

ABAG has entered into four contracts totaling \$129,300 dollars since the last Executive Board Meeting.

**7. PRIORITY DEVELOPMENT AREA APPLICATIONS RECEIVED AND RECOMMENDATIONS\*\***

**ACTION**: Staff will present a summary of the applications received for Priority Development Areas (PDAs) and their recommendations for adoption.

**8. SUSTAINABLE COMMUNITIES STRATEGY (SCS) DRAFT PREFERRED LAND USE SCENARIO\*\***

**Information/ACTION**: Staff will present and seek input on the draft preferred land use scenario for the Sustainable Communities Strategy (SCS) in compliance with Senate Bill 375.

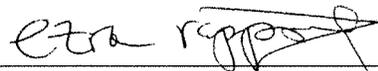
**9. LEGISLATION & GOVERNMENTAL ORGANIZATION COMMITTEE REPORT\*\***

**Information/ACTION**: Committee Chair Julie Pierce, Councilmember, City of Clayton, will report on Committee activities and ask Board approval of Committee recommendations.

**10. FINANCE & PERSONNEL COMMITTEE REPORT\*\***

**Information/ACTION**: Committee Chair Rose Jacobs Gibson, Supervisor, County of San Mateo, will report on Committee activities and ask Board approval of Committee recommendations.

**11. ADJOURNMENT**



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Ezra Rapport, Secretary-Treasurer



# ABAG CALENDAR – March & April 2012

ASSOCIATION OF BAY AREA GOVERNMENTS [ABAG]

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## MARCH

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**SFEP Implementation Committee**

3/7 @ 9:30 am., Elihu M. Harris State Building, Room 10

**Housing Methodology**

3/8 @ 10:00 am., BCDC, 50 California Street, Ste 2600, SF

**Bay Trail Steering Committee**

3/8 @ 1:30 pm, MetroCenter, ABAG Conference Room B

**Regional Planning Committee (RPC)**

3/12 @ 1:00 p.m., MetroCenter, Auditorium.

**Legislation & Governmental Organization**

3/15 @ 3:30 pm, MetroCenter, ABAG Conference Room B

**Finance & Personnel Committee**

3/15 @ 5:00 pm, MetroCenter, ABAG Conference Room B

**EXECUTIVE BOARD**

3/15 @ 7:00 pm, MetroCenter, Auditorium

**ABAG / BAAQMD / MTC Joint Policy Committee**

3/16 @ 10:00 am, MetroCenter, Auditorium

**ABAG PLAN Police Chief Committee**

3/21 @ 10:00 a.m., MetroCenter, Conference Room B

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## APRIL

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**Regional Advisory Working Group**

4/3 @ 9:00 am, MetroCenter, Auditorium.

**Regional Planning Committee (RPC)**

4/4 @ 1:00 p.m., MetroCenter, Auditorium.

**ABAG PLAN Risk Management Committee**

4/11 @ 1:30 p.m., MetroCenter, ABAG Conference Room B

**ABAG Power Executive Board**

4/18 @ 12:00 pm., MetroCenter, ABAG Conference Room B

**ABAG Spring General Assembly**

4/19 @ 8:30 am., Oakland Marriott Convention Center

**ABAG PLAN Actuary Committee**

4/25 @ 10:00 a.m., MetroCenter, ABAG Conference Room B

**San Francisco Restoration Authority Governing Board**

4/25 @ 12:00 Noon, MetroCenter, Room 171

**Housing Methodology**

4/26 @ 10:00 am., BCDC, 50 California Street, Ste 2600, SF

**Regional Airport Planning Committee**

4/27 @ 9:30 am., MetroCenter, Auditorium

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\*\* ABAG programs for which a fee is charged and pre-registration is required. To register or for further information, contact ABAG Receptionist at 510/464-7900.

For ABAG Training Center information contact Chanell Gumbs at 510/464-7964.

# SUMMARY MINUTES

ABAG Executive Board Meeting  
No. 384, January 19, 2012  
MetroCenter Auditorium  
101 8th Street, Oakland, California

## 1. CALL TO ORDER

President Luce called the meeting to order at approximately 7:00 p.m.

The following new members and alternates were welcomed: Mike Wasserman, Supervisor, County of Santa Clara, a Representative who replaces Supervisor Ken Yeager who is now an Alternate; Pat Eklund, Mayor Pro Tem, City of Novato, a Representative from the cities in Marin County; Jack Batchelor, Mayor, City of Dixon, an Alternate from the cities in Solano County. He recognized Brandt Andersson, Councilmember, City of Lafayette, an Alternate from the cities in Contra Costa County.

### **Representatives and Alternates Present**

Supervisor Susan L. Adams  
Mayor Jack Batchelor  
Councilmember Desley Brooks  
Councilmember Jane Brunner  
Councilmember Ronit Bryant  
Councilmember Kansen Chu  
Supervisor Malia Cohen  
Supervisor David Cortese  
Mayor Pro Tem Pat Eklund  
Vice Mayor Richard Garbarino  
Mayor Jack Gingles  
Supervisor John Gioia  
Councilmember Susan Gorin  
Mayor Mark Green  
Supervisor Scott Haggerty  
Councilmember Dave Hudson  
Supervisor Rose Jacobs Gibson  
Councilmember Beverly Johnson  
Councilmember Ash Kalra  
Councilmember Rebecca Kaplan  
Supervisor Barbara Kondylis  
Councilmember Sam Liccardo  
Supervisor Mark Luce  
Supervisor Eric Mar  
Councilmember Julie Pierce  
Supervisor Dave Pine  
Mayor Joe Pirzynski  
Supervisor David Rabbitt  
Councilmember A. Sepi Richardson  
Supervisor Gayle B. Uilkema  
Supervisor Mike Wasserman  
Vice Chair Terry Young

### **Representatives Absent**

Kate Howard, Govt Affairs Director

### **Jurisdiction**

County of Marin  
City of Dixon  
City of Oakland  
City of Oakland  
City of Mountain View  
City of San Jose  
County of San Francisco  
County of Santa Clara  
City of Novato  
City of South San Francisco  
City of Calistoga  
County of Contra Costa  
City of Santa Rosa  
City of Union City  
County of Alameda  
City of San Ramon  
County of San Mateo  
City of Alameda  
City of San Jose  
City of Oakland  
County of Solano  
City of San Jose  
County of Napa  
County of San Francisco  
City of Clayton  
County of San Mateo  
Town of Los Gatos  
County of Sonoma  
City of Brisbane  
County of Contra Costa  
County of Santa Clara  
RWQCB

### **Jurisdiction**

City of San Francisco

Mayor Edwin Lee  
Supervisor Nadia Lockyer

City of San Francisco  
County of Alameda

**2. ANNOUNCEMENTS**

Jack Gingles, Mayor, City of Calistoga, commented that the PlanBayArea workshop for Napa County conflicted with the Executive Board meeting.

Rebecca Kaplan, Councilmember, City of Oakland, commented on the need for collaboration with jurisdictions regarding the phase out of redevelopment.

There were no other announcements.

**3. PUBLIC COMMENTS**

There were no public comments.

**4. PRESIDENT'S REPORT**

President Luce expressed his pleasure to serve as ABAG President for the next two years and stated he looked forward to working with new Vice President Julie Pierce, Councilmember, City of Clayton, and all members and staff on the critical issues facing cities and counties in the region today.

He discussed his goals for the coming year, which include the continuing work of the past year on the Sustainable Communities Strategy, Regional Housing Need Allocation, the Regional Transportation Plan, Regional Disaster Resilience Plan, and a defined long-term revenue source for ABAG. He encouraged members to support ABAG's programs and services, workshops and conferences. He noted the need to persevere with the PlanBayArea efforts.

He thanked outgoing President Mark Green, Mayor, City of Union City, and outgoing Vice President Susan Adams, Supervisor, County of Marin, for their service to ABAG and the region, and presented tokens of appreciation for both.

**5. EXECUTIVE DIRECTOR'S REPORT**

Executive Director Rapport reported on the impact of the dissolution of redevelopment agencies on the SCS and Priority Development Areas, and the need for a successor to redevelopment; the status of Energy Upgrade California, its implementation, and the availability of funds; and the availability of the findings from the State of the Estuary conference and the State of San Francisco Bay 2011.

**6. CONSENT CALENDAR**

President Luce recognized a motion by Mayor Gingles, and seconded by Councilmember Kaplan, to approve the Consent Calendar. The motion passed unanimously.

**A. Approval of Executive Board Summary Minutes\*\***

Approved Summary Minutes of Meeting No. 383 held on November 17, 2011.

**B. Grant Applications**

There were no federal grant applications received for transmittal to the State Clearinghouse since the last Executive Board meeting.

**C. Approval of Resolution No. 01-12 Supporting Sustainable Communities Planning Grant and Incentive Program Funded by Safe Drinking Water, Water Quality and Supply, Flood control, River and Coastal Protection Bond Act of 2006 (Proposition 84) Managed by California Strategic Growth Council\*\***

Approved Resolution No. 01-12 supporting submission of grant application for one million dollars to evaluate the development of the first Sustainable Communities Grant in the Bay Area.

**D. Authorization to Accept Grant from Department of Water Resources for IRWMP Funding for Water Quality Improvement, Flood Management and Ecosystem Restoration in Bay Area Disadvantaged Communities\*\***

Authorized the Executive Director or designee to enter into agreement with DWR for IRWMP funding. The project assists with implementation of the Comprehensive Conservation and Management Plan for the San Francisco Estuary.

**E. Authorization to Enter Into Contract for Land Use Analysis\*\***

Authorized to enter into contract with Paul Fassinger for an amount not to exceed \$50,000 to conduct land use analysis.

**F. Authorization to Apply for and Accept a Grant from the State Water Resources Control Board for Proposition 84 Planning and Monitoring Funding for Bay Area Green Infrastructure Master Planning Project\*\***

Authorized to apply for and if funded, for the Executive Director to enter into agreement with the State Water Resources Control Board for Proposition 84 Planning and Monitoring Funding for a Bay Area Green Infrastructure Master Planning Project.

**7. JOINT POLICY COMMITTEE UPDATE\*\***

Executive Director Rapport reported on the last Joint Policy Committee meeting and recommendation regarding the program focus of the JPC, including interagency projects, climate change and sea level rise, etc., and the selection and appointment of Will Travis as policy advisor to replace Ted Droettboom. The Metropolitan Transportation Commission and the Bay Area Air Quality Management District will provide funds. He recommended that the Board agree to the engagement of Will Travis as policy advisor and that the JPC take on the issue of climate change adaptation and sea level rise, for which the JPC has asked for comments.

President Luce recognized a motion by Barbara Kondylis, Supervisor, County of Solano, and seconded by John Gioia, Supervisor, County of Contra Costa, to accept the report on the program focus of the JPC and to appoint Will Travis as policy advisor to the Joint Policy Committee.

Members discussed the role of the JPC, the process of selecting a policy advisor, the selection of Will Travis as policy advisor, and focus of the JPC.

President Luce recognized the concurrence by Supervisor Kondylis and Supervisor Gioia to split the motion to approve the program focus of the JPC and to appoint Will Travis as policy advisor to the JPC.

On the motion to approve the program focus of the JPC, the vote was unanimous.

Members discussed the concurrence of other agencies on the program focus and appointment of a policy advisor; the program focus of the JPC; the process of selecting a policy advisor; the scope of work and evaluation, term of appointment and salary of the policy advisor; and policy conflicts among the agencies.

On the motion to concur with the appointment of Will Travis as policy advisor to the JPC, there were four (4) nay votes (Rabbitt, Johnson, Green, Kaplan) and three (3) abstentions (Haggerty, Eklund, Brooks). The motion passed.

**8. ABAG PLAN UPDATE\*\***

James Hill, ABAG PLAN Risk Manager, provided the Board with an update on the status of ABAG PLAN. He reviewed PLAN member objectives and challenges, and measuring performance. He described PLAN service components, including claims administration, risk management and insurance, RMIS and the PLAN website. He listed PLAN objectives and service accomplishments.

Members discussed ABAG PLAN's investments and marketing.

**9. REGIONAL HOUSING NEED ALLOCATION (RHNA)—SPHERE OF INFLUENCE IN MARIN COUNTY\*\***

Kenneth Kirkey, ABAG Planning Director, provided the Board with an overview of the previous RHNA process, an update on the current RHNA and Sustainable Communities Strategy process, and asked Board approval of the Sphere of Influence rules for the current RHNA cycle. He recommended a sphere of influence split of 75 percent for cities and 25 percent for the county in the County of Marin.

President Luce recognized a motion by Supervisor Kondylis, and seconded by Supervisor Adams, to accept the staff report and to approve the sphere of influence split of 75 percent for cities and 25 percent for the county in the County of Marin.

Members discussed the proposed sphere of influence distribution in the County of Marin, and recommendations from jurisdictions in the County of Marin.

President Luce recognized a substitute motion by Mark Green, Mayor, City of Union City, which was seconded, to approve a sphere of influence split of 62.5 percent for cities and 37.5 percent for the county in the County of Marin.

Members continued to discuss the proposed sphere of influence distribution in the County of Marin, and the RHNA process.

Trish Boorstein, Novato League of Neighborhoods, commented in favor of a sphere of influence split of 50 percent for cities and 50 percent for the county in the County of Marin.

On the motion to accept the staff report and to approve the sphere of influence split of 62.5 percent for cities and 37.5 percent for the county in the County of Marin, there were twenty (20) ayes, eleven (11) nays, and one (1) abstention. The motion passed.

**10. SUSTAINABLE COMMUNITIES STRATEGY\*\***

Planning Director Kirkey provided the Board with updates on the development of the

preferred scenario, reviewing reasonable planning assumptions, local input, and additional analysis. He reviewed locally-identified issues to be addressed in the preferred scenario and listed upcoming milestones, including the conduct of public workshops.

Members discussed the process of obtaining input from jurisdictions on the preferred scenarios; the conduct of the PlanBayArea public workshops; growth targets, forecasts, and input on scenarios; and outreach efforts.

Kirkey then reported on the OneBayArea grant proposal and proposed revisions to Priority Development Areas and Priority Conservation Areas.

Members discussed low-income and workforce housing, and complete streets.

President Luce presented Supervisor Adams with a bouquet of flowers in appreciation of her service as Vice President.

Kirkey and Craig Goldblatt, MTC, reported on performance and accountability, northern county funding levels, and funding framework.

Members discussed the Housing and Community Development provision regarding housing elements; jobs in relation to housing and transit; and conservation areas.

**11. LEGISLATION & GOVERNMENTAL ORGANIZATION COMMITTEE REPORT\*\***

Committee Chair and Vice President Julie Pierce, Councilmember, City of Clayton, reported on Committee activities and asked Board approval of Committee recommendations, including her election as chair and David Rabbitt, Supervisor, County of Sonoma, as vice chair of the Legislation & Governmental Organization Committee; the appointment of Jack Gingles, Mayor, City of Calistoga, as representative to the Administrative Committee; a report on State Senator Mark DeSaulnier's public hearing on regional government structure; consideration of new and returning legislation, including SB 654 (Steinberg), Redevelopment, watch; SB 878 (DeSaulnier), Regional Planning: Bay Area, watch; SB 659 (Padilla), Community Redevelopment, support; AB 57 (Beall), Metropolitan Transportation Commission, support; SCA 4 (DeSaulnier and Wolk), Initiative Measures: Funding Source, support; status of proposed pilot funding bill to implement SB 375; and a report on the 2012 legislative workshop and reception on February 22<sup>nd</sup>.

Members discussed SB 654 and other redevelopment bills.

President Luce recognized a motion by Rebecca Kaplan, Councilmember, City of Oakland, and seconded by Joe Pirzynski, Mayor, City of Los Gatos, to accept the committee report. The motion passed unanimously.

**12. FINANCE & PERSONNEL COMMITTEE REPORT\*\***

Committee Chair Rose Jacobs Gibson, Supervisor, County of San Mateo, reported on Committee activities and asked Board approval of Committee recommendations, including her re-election as Chair and Sepi Richardson, Councilmember, City of Brisbane as Vice Chair; a report on October and November financial reports; and the proposed Work Program, Budget and Membership Dues for Fiscal Year 2012-13.

President Luce recognized a motion by Pat Eklund, Mayor Pro Tem, City of Novato, and seconded by Mayor Gingles, to forward the Proposed Work Program, Budget and Membership Dues for Fiscal Year 2012-13 to the General Assembly for adoption.

Members discussed language used in the Budget and Work Program related to the Sustainable Communities Strategy.

The motion passed unanimously.

Committee Chair Jacobs Gibson reported on the resolution to establish a trust for retiree medical benefits for ABAG employees through CALGOVEBA.

President Luce recognized a motion by Councilmember Kaplan, and seconded by Supervisor Gioia, to adopt Resolution 03-12 to establish a trust for ABAG employees through CALGOVEBA. The motion passed unanimously.

Committee Chair Jacobs Gibson reported on the recommendation on anticipated litigation in the case of *Crandall v ABAG*.

President Luce recognized a motion by Supervisor Kondylis, and seconded by Mayor Gingles, to reject the claim in the case of *Crandall v ABAG*. The motion passed unanimously.

### **13. CLOSED SESSION**

There was no closed session.

### **14. ADJOURNMENT**

The meeting was adjourned at approximately 9:55 p.m.

  
Ezra Rapport, Secretary-Treasurer

\*\* Indicates attachments.

\*\*\* For information on the L&GO Committee, contact Patricia Jones at (510) 464 7933 or PatJ@abag.ca.gov, or Kathleen Cha at (510) 464 7922 or KathleenC@abag.ca.gov.

All ABAG Executive Board meetings are recorded. To arrange for review of these tapes, please contact Fred Castro, Clerk of the Board, at (510) 464-7913 or FredC@abag.ca.gov.

MEMO

**Submitted by:** Judy Kelly  
Director, San Francisco Estuary Partnership

**Subject:** Authorization to Apply for and Accept a Grant from the U.S. EPA Bay Water Quality Improvement Fund for the Bay Protection and Behavior Change Campaign, a Regional Outreach Project

**Date:** March 2, 2012

**Executive Summary**

Studies show that a top threat to San Francisco Bay water quality is area residents whose daily habits result in pollution of stormwater and wastewater. Bay Area stormwater and wastewater agencies are required to address these habits through pollution prevention programming and public outreach and education. Stormwater and wastewater outreach campaigns to date may have excellent messages, but they stand as disparate, sometimes short-lived efforts that lack a memorable, unifying Bay protection message. This project strives to create a long-term campaign that is integrated regionally and programmatically, with an overarching Bay protection message that sets the stage for driving behavior change. On behalf of an early coalition of stormwater and wastewater agencies and interested stakeholders, San Francisco Estuary Partnership proposes to use grant funds to establish:

**A San Francisco Bay protection campaign.** The project will focus on developing a strategic, multi-year campaign plan that is rooted in social marketing principles and that builds on the experiences of past and existing campaigns. Key anticipated outcomes are a Campaign identity and specific calls to action that embed in the Bay Area's collective psyche, and public behavior change that results in a cleaner Bay.

The grant involves developing and implementing approximately **two multi-year outreach campaigns** on pollutants causing impairments to San Francisco creeks and the Bay, such as mercury, pesticides, pet waste, and fats, oils, and grease that residents pour down the drain.

The total amount of federal funding requested under this grant application is estimated at \$ 400,000.

**Partners** include most wastewater and stormwater agencies in the 9-county Bay Area through the Bay Area Stormwater Management Agencies Association, Bay Area Clean Water Agencies, City of San Jose, and San Francisco Public Utilities Commission. The concept application is due to U.S. EPA on March 16, with expected award around August of 2012.

**Match funds** of approximately 33% of the project total will be provided by agencies include SFEP, BASMAA, BACWA, SFPUC, and City of San Jose.

**Recommended Action**

The Board is requested to authorize the application to U.S. EPA for the Bay Protection and Behavior Change project grant funding. Should ABAG receive the grant, approval for the Executive Director or designee to sign the agreement is requested. The project assists with implementation of the CCMP for the San Francisco Estuary.

Item 6.D.

## MEMO

**Submitted by:** Judy Kelly  
Director, San Francisco Estuary Partnership

**Subject:** Authorization to Apply for and Accept a Grant from USEPA's San Francisco Bay Area Water Quality Improvement Fund

**Date:** March 5, 2012

### Executive Summary

In this project, SFEP will coordinate with Oro Loma Sanitary District, Bay Area Dischargers Association and other Wastewater Treatment agencies that participate in the Bay Area Clean Water Agencies (BACWA) to respond to a Pre-Proposal for a Grant from USEPA's San Francisco Bay Area Water Quality Improvement Fund.

The total amount of federal funding requested under this grant application is approximately \$1,260,000; SFEP will receive approximately \$110,000 of the total. Oro Loma Sanitary District, the East Bay Dischargers Association, and later on one or more research institutions will provide \$4,360,000 of matching and leveraged funds. The Pre- Application is due to USEPA by March 16, 2012, expected award would be Fall 2012.

### Recommended Action

The Board is requested to authorize the application to USEPA by approving a resolution. Should ABAG receive the grant, approval for the Executive Director or designee to sign the agreement is requested. The project assists with implementation of the San Francisco Estuary Partnership's Comprehensive Conservation and Management Plan.

Item 6.E.

**ASSOCIATION OF BAY AREA GOVERNMENTS  
EXECUTIVE BOARD**

**RESOLUTION NO. 05-12**

**AUTHORIZATION TO SUBMIT A GRANT APPLICATION TO AND EXECUTE AN  
AGREEMENT WITH THE U.S. ENVIRONMENTAL PROTECTION AGENCY FOR  
SAN FRANCISCO BAY AREA WATER QUALITY IMPROVEMENT FUND**

**WHEREAS**, ABAG is the home entity for SFEP which seeks to improve the overall health of the San Francisco Estuary in partnership with public partners;

**WHEREAS**, ABAG/SFEP is eligible to apply for the San Francisco Bay Area Water Quality Improvement Fund Grant from USEPA;

**WHEREAS**, the proposed project, Oro Loma Ecotone Project: Restoring and demonstrating historical ecotone functions to provide for San Francisco Bay's future challenges - global sea level rise, nutrient loadings, and contaminants of emerging concern, is a demonstration project to improve resiliency for the Estuary to the effects of climate change;

**ASSOCIATION OF BAY AREA GOVERNMENTS  
RESOLUTION NO. 05-12**

**NOW, THEREFORE, BE IT RESOLVED**, that the Executive Board of the Association of Bay Area Governments hereby authorizes the Executive Director or his designee to submit an application to the United States Environmental Protection Agency to obtain an Integrated Regional Water Management Implementation Grant pursuant to Catalog of Federal Domestic Assistance Number (CFDA): 66.126. The Executive Director or designee of the Association of Bay Area Governments is hereby authorized and directed to prepare the necessary data, conduct investigations, file such application, and execute a grant agreement with United States Environmental Protection Agency.

The foregoing adopted by the Executive Board this 15<sup>th</sup> day of March, 2012.

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Mark Luce  
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 15<sup>th</sup> day of March, 2012.

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Ezra Rapport  
Secretary-Treasurer

**Approved as To Legal Form**

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Kenneth K. Moy  
Legal Counsel



MEMO

**TO: ABAG EXECUTIVE BOARD**

**FROM: Judy Kelly, Director, San Francisco Estuary Partnership**

**DATE: March 2, 2012**

**RE: Request for Authorization and Resolution to Enter into an Interagency Agreement with the East Bay Municipal Utility District to Provide Technical Support for Permit Writing**

**Executive Summary**

Approval is requested for a new contract to fund a full time staff member to assist EBMUD and other San Francisco Bay Region water agencies with the preparation of a permit from the San Francisco Bay Regional Water Quality Control Board for discharges from operation and maintenance activities and emergency discharges (Regional General Permit); and complete a revised or amended individual NPDES permit to comply with effluent limitations at the EBMUD's Orinda Water Treatment Plant (OrWTP).

The agreement is estimated to cost \$ 325,013 and the agreement period is for two years, May 1, 2012 – April 30, 2014. No ABAG match is required. The project will assist with implementation of the Comprehensive Conservation and Management Plan for the San Francisco Estuary.

**Recommended Action**

Approval of a Resolution authorizing the Executive Director or designee to enter into an interagency agreement with EBMUD to provide technical staff resources to the San Francisco Bay Regional Water Quality Control Board (RWQCB) for permit writing assistance.

**Next Steps**

Upon approval of the EBMUD Board of Directors and the ABAG Executive Board, the agencies will enter into the agreement and ABAG will begin the hiring process for the new staff member.

**Attachments: Draft Resolution**

Item 6.F.



**ASSOCIATION OF BAY AREA GOVERNMENTS  
EXECUTIVE BOARD**

**RESOLUTION NO. 04-12**

**AUTHORIZATION TO ENTER INTO AN AGREEMENT FOR CONTRACT SERVICES  
WITH THE EAST BAY MUNICIPAL UTILITY DISTRICT**

**WHEREAS**, the East Bay Municipal Utility District (EBMUD) serves 1.3 million Bay Area water users in Alameda and Contra Costa counties with high quality water for drinking and municipal uses throughout the Bay Area regional water system; and

**WHEREAS**, the EBMUD and other San Francisco Bay Region water agencies require a permit from the San Francisco Bay Regional Water Quality Control Board (Regional Board) for discharges from operation and maintenance activities and emergency discharges; and

**WHEREAS**, the Regional Board has limited staff and financial resources that will not allow it to develop and implement a regional general permit for San Francisco Bay Region water agencies (hereinafter "General Permit") or a revised or amended individual NPDES permit for the EBMUD's OrWTP without supplementation of staff resources; and

**WHEREAS**, ABAG is a joint powers authority whose board of directors is comprised of Bay Area public entities including those jurisdictions served by EBMUD and the San Francisco Bay Region water agencies, and is able and willing pursuant to this authorization to provide qualified staff to the Regional Board that can be dedicated exclusively to the permitting, applications, compliance assistance, or requests of the EBMUD, acting on behalf of itself and other potable water purveyors in the San Francisco Bay Region, for discharges in the Region; and

**WHEREAS**, the Parties desire to enter into an Agreement for Contract Services between East Bay Municipal Utility District and Association of Bay Area Governments, to allow (1) EBMUD and other Bay Area water agencies to fund ABAG staff dedicated exclusively to the development and start-up of a Regional General Permit for water agencies and (2) a permit amendment for EBMUD's OrWTP.

**ASSOCIATION OF BAY AREA GOVERNMENTS  
RESOLUTION NO. 04-12**

**NOW, THEREFORE, BE IT RESOLVED**, that the Executive Board of the Association of Bay Area Governments hereby authorizes the Executive Director or his designee to enter into the aforementioned agreement with the East Bay Municipal Utility District.

The foregoing adopted by the Executive Board this 15<sup>th</sup> day of March, 2012.

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Mark Luce  
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 15<sup>th</sup> day of March, 2012.

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Ezra Rapport  
Secretary-Treasurer

**Approved as To Legal Form**

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Kenneth K. Moy  
Legal Counsel

## MEMO

**Submitted by: Judy Kelly**  
**Director, San Francisco Estuary Partnership**

**Subject: Authorization to Enter into Agreement with US Environmental Protection Agency  
(EPA)**

**Date: March 2, 2012**

### **Executive Summary**

The San Francisco Estuary Partnership (SFEP) is one of 28 programs mandated under Section 320: National Estuary Program (NEP) of the Clean Water Act. The US Congress appropriates funds each year for the NEP to be distributed through EPA. Each program is required to apply annually for the NEP funds. The funds are allocated equally to the 28 programs, for the fiscal year beginning October 1, 2012 each program will receive \$ 598,800.

SFEP provides a project match of 1:1. ABAG will provide \$15,000 in-kind services and the State Water Resources Control Board will provide \$550,000 in in-kind match for office space, computers, telephones, printing, mailing and other overhead expenses for 17 Estuary Partnership staff. The remaining match amount of \$33,800 comes from local agency and state contracts for CCMP implementation.

### **Recommended Action**

The Executive Board is requested to approve the SFEP application for funds under the National Estuary Program and authorize the Executive Director or designee to enter into a new cooperative agreement 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, 2013.

### **Next Steps**

When grant is received, the Executive Director or designee is authorized to sign the cooperative agreement.

Item 6.G.

## MEMO

**Submitted by:** Herbert Pike, Finance Director

**Subject:** ABAG Contracts between \$20,000 and \$50,000

**Date:** February 29, 2012

### Background

ABAG has entered into contracts with the following vendors and consultants/contractors for contract amounts between \$20,000 and \$50,000. This is for information only.

- ABAG entered into contract with Center for Continuing Study of the California Economy in the amount of \$40,000 for job, population and household projections update.
- ABAG entered into contract with Ecology Action of Santa Cruz in the amount of \$21,150 for the California Green Business Network Project.
- ABAG entered into contract with Grant Management Associates in the amount of \$48,180 for grants management support services associated with the Electric Vehicle Corridor Project.
- ABAG entered into contract with Jones Hall in the amount of \$20,000 for legal services associated with the San Francisco Bay Restoration Authority Project.

### Recommended Action

No action is required.

Item 6.H.

# ***DON HORSLEY***

Board of Supervisors  
County of San Mateo

February 29, 2012

Kenneth Kirkey, Director of Planning  
Association of Bay Area Government (ABAG)  
P.O. Box 2050  
Oakland, CA 94604-2050

Re: San Mateo County's application to designate the unincorporated Midcoast a Priority Development Area

Dear Mr. Kirkey,

Recently, concerns have been raised about the San Mateo County Board of Supervisors' unanimous decision to submit an application seeking a Priority Development Area in a Rural Corridor (PDA) designation for the unincorporated Midcoast. Although I can appreciate these concerns, I continue to support the position that designating the Midcoast a PDA is essential for the future sustainability of this unique region.

There has been, and will continue to be, concerns over transportation and mobility on the Midcoast until the proper actions have taken place. With limited safe crossings on Highway 1 and a need for better roads and traffic mitigation, this designation will allow San Mateo County to pursue much needed funding to assist in creating more sustainable communities on the Midcoast. One important funding opportunity that the Midcoast would benefit from is the PDA Planning Program through One Bay Area's FOCUS program. In accordance with the Local Coastal Program resubmittal, San Mateo County has committed to conducting a Transportation Management Plan. This plan would address how to alleviate traffic and improve transit, trails, and residential transportation, all essential for a sustainable community. Without this designation, the county's ability to submit a competitive application and receive grant funding is diminished.

Another priority for the Midcoast is a community plan for Princeton by the Sea. This plan will utilize the unique characteristics of Princeton's zoned working waterfront to improve economic development, infrastructure, and capital improvements. A PDA designation would allow San Mateo County to submit a competitive application to secure needed funding to complete the planning portion of this project, the first step in creating a more sustainable community.

The concern that the Midcoast does not meet the PDA criteria has been noted. The FOCUS Application Guidelines state that the criteria to be designated a PDA is as follows: (a) the area is within an existing



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County Government Center  
400 County Center  
Redwood City, CA 94063

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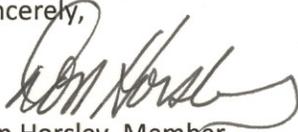
*Direct (650) 363-4569  
Coastside (650) 573-2222  
Fax (650) 363-1856*

community, (b) the area is near existing or planned fixed transit (or is served by comparable bus services), and (c) the area is planned or is planning for more housing. The Midcoast does not meet the transit requirements laid out in requirement (b). However, we are currently assessing transit on the Midcoast in the hopes of working with SAMTRANS to improve Midcoast transit services. Regarding requirement (c), development on the Midcoast is limited by the Local Coastal Program and California Coastal Commission to infill in existing coastal communities.

Access to water connections and improvements to roadways also play an role in creating more sustainable communities. Currently, Montara Water and Sanitary District (MWSD), the water provider for a large portion of the Midcoast, is working with the California Coastal Commission to establish the terms of permitting future water connections within the Local Coastal Program. Once the moratorium is lifted, MWSD will be able to permit new water hook-ups to new developments. If granted the PDA designation, San Mateo County will be able to seek funding to begin improving roadways and traffic congestion. This continues to remain a priority for the county.

The effort to designate the Midcoast a PDA derives from our desire to improve the region and make it more sustainable. It is our priority to improve roads, trails, transit, and the region as a whole. I urge you to approve the PDA designation for the San Mateo County Midcoast. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Horsley", with a stylized flourish at the end.

Don Horsley, Member

San Mateo County Board of Supervisors

Sabrina Brennan  
165 La Grande Ave.  
Moss Beach, CA 94038

February 14, 2012

Kenneth Kirkey, Director of Planning  
Association of Bay Area Governments  
PO Box 2050  
Oakland, CA 94604-2050

**Re: Application by San Mateo County for Priority Development Area (PDA) for the unincorporated Midcoast**

Dear Mr. Kirkey,

For the reasons given below, I request that ABAG not approve the request to designate the semi-rural San Mateo County Midcoast as a PDA.

I appreciate regional development and conservation strategies that limit urban sprawl and promote urban open space, green street programs, farmers markets, wetland restoration, parks, community colleges, school bus service, food-hubs that provide professional food buyers with fresh produce grown by local farmers, and bicycle/pedestrian safety and mobility improvements near Bay Area transit and jobs.

I live in Moss Beach, one of five small unincorporated farming, fishing, and eco-tourism communities located along the semi-rural San Mateo County Midcoast. The unincorporated Midcoast communities of El Granada, Miramar, Princeton, Montara, and Moss Beach are not located near Bay Area transit or jobs. Infrastructure is extremely limited in all five communities — they lack sidewalks, street lights, curbs, and storm drainage. The lack of storm drainage in the unincorporated urban Midcoast results in significant flooding, runoff, and erosion during the rainy season. The Midcoast has woefully inadequate transit service and no school bus service. Chronic backups on 10 scenic miles of Highway 1, the only transportation corridor, bring traffic to a crawl on a daily basis. The Midcoast does not have a supermarket, library, or community center. The Midcoast lacks public and private school capacity. We do have one small hospital. Most voting age citizens commute daily over the Santa Cruz Mountains to jobs on the Bayside of San Francisco, San Mateo, and Santa Clara counties.

I am concerned about a number of issues that impact ABAG designation of the San Mateo County Midcoast as a Priority Development Area (PDA).

The Midcoast is located entirely within the Coastal Zone. I am concerned about the inherent policy conflicts between PDA designations, the California Coastal Act and San Mateo County Local Coastal Program (LCP) policies for the Midcoast. I have not been able to find any information on ABAG, FOCUS, and OneBayArea websites as to how Coastal Act and LCP policy conflicts would be resolved. If the ABAG Executive Board designates the unincorporated Midcoast as a PDA, the Midcoast could become a target for state mandated, higher density development than allowed by the LCP. Any proposed Coastside development could be subject

to appeal to the California Coastal Commission, which is likely to deny it.

A PDA designation is not appropriate for areas with significant constraints on new development. The Midcoast has inadequate infrastructure, including water, sewer, schools, and highway capacity, to accommodate planned buildout. All new development must be consistent with the County's LCP, which was certified in 1980. An update to the Midcoast LCP has been in limbo for more than a decade, and is still under review by the California Coastal Commission.

The low-lying portions of the Midcoast are located within a tsunami inundation zone, flood zone, and sea level rise zone. Specifically all of Princeton, areas along Airport Street including the proposed Big Wave project, and the Manufactured Home Park, nearly all of Miramar, and a small part of El Granada are within the mapped flood zone. Strategies for coping with coastal erosion, landslides, and sea level rise include Planned Retreat. Designating a PDA in a semi-rural unincorporated area that must plan for sea level rise impacts and is far from transit and jobs is not a sustainable growth strategy.

Designating PDAs in unincorporated areas located in the Coastal Zone that are far from transit/jobs would force counties plagued by budget problems and aggressive housing allocation numbers to change zoning regulations to maximize infill development. Rezoning the Coastal Zone for high density development in an area that is projected to experience sea level rise is not smart planning. PDAs are envisioned to "support focused growth by accommodating growth as mixed use, infill development near transit and job centers, with an emphasis on housing." That's an urban Bayside strategy, and has the potential to conflict with the Coastal Act and LCP.

The FOCUS Application Guidelines require that a PDA must meet all of the following criteria: (a) the area is within an existing community, (b) the area is near existing or planned fixed transit (or is served by comparable bus service), and (c) the area is planned or is planning for more housing.

**The Midcoast area does not meet all of these criteria:**

- 1) There is no plan for fixed transit and SAMTRANS bus service is marginal.
  - a. Route 17 (Montara to HMB) 90-min interval 8-6 daily (9-5 Sun); 60-min interval 6-8 AM weekdays.
  - b. Route 294 (Pacifica to San Mateo) 90-min interval 8-6 weekdays only.
- 2) The coastside has a significant surplus of housing compared to jobs, and residents must commute "over the hill" to jobs on the Bayside of San Mateo, Santa Clara, and San Francisco counties.
- 3) Housing is the lowest priority land use under the Coastal Act.

Another Midcoast issue which severely impacts PDA growth and development objectives is the inadequate water supply and delivery capacity. Coastside County Water District (CCWD) receives a limited supply of water from the Hetch Hetchy system, but by agreement with the City and County of San Francisco, cannot increase this supply. Montara Water and Sanitary District (MWSD) must rely entirely upon wells for its drinking water supply, which are even less robust than CCWD's.

An additional consideration is that while MWSD issues permits based on safe yield, meaning how much water they can reliably expect to get in drought years, CCWD issues permits based on

average yield (across wet and dry years). This means that half the time, CCWD is over-committed on the water supply, and every new connection increases the probability of mandatory rationing in dry years. Many homes in the unincorporated urban Midcoast are on private wells; salt water intrusion has been a problem in the past and is an on-going concern for some property owners. There are hundreds of people who paid in the 1980s to have the right to hook up. All they have to do is go to San Mateo County, pull a building permit and go to CCWD and say "hook me up" and CCWD has to do it. If/when CCWD actually hooks up all of the pre-sold water connections, there would be mandatory rationing about half the time. The bottom line is that if the Midcoast is currently at 50% buildout as the San Mateo County Planning Department states, there is simply no water available to get to full buildout, and especially not for increasing the amount of development.

The ABAG memo dated 8/30/11 finds that building homes in the right places — near jobs and transit options — reduces the need to drive for everyday needs, with the associated benefits of improved air quality and reduced greenhouse gas emissions. SB 375 requires the California Air Resources Board (CARB) to develop regional greenhouse gas emission reduction targets to be achieved from the automobile and light truck sectors for 2020 and 2035. San Mateo County has a jobs/housing imbalance, which leads to long commute distances from around the Bay Area to Bayside jobs. The county needs more housing near jobs and transit corridors to reduce vehicle miles traveled (VMT) and greenhouse gas emissions. The San Mateo County Coastside is one of the outlying areas providing housing for Bayside jobs, and thus has the opposite jobs/housing imbalance. There is no viable transit connection to Bayside jobs. Building more housing on the Coastside, far from the jobs center and transit corridor will not help reduce VMT and greenhouse gas emissions, but will actually contribute to the problem.

The Coastside's unique scenic and environmental resources are a treasure to be shared with all Californians. This area, without transit connections and isolated from the Bayside jobs centers, is best preserved as a small town farming, fishing, and visitor-serving destination, and the jobs it supports. Coastside VMT and greenhouse gas emissions can be reduced by improving local bus service and building the Hwy 1 multi-modal trail and safe highway crossings. Funding for these projects should come from Measure A. The new ABAG Priority Development Area guidelines ('Rural Mixed-Use Corridor' and the 'Rural Town Center') are too vague to ensure that grant funding incentives would go towards building pedestrian and bicycle friendly projects such as trails.

Over the past four years San Mateo County has missed two opportunities to apply for Measure A funding for Midcoast pedestrian and bicycle initiatives. This has been frustrating for residents who are concerned about the growing number of pedestrian and bicycle accidents and fatalities on Highway 1. The Route One pedestrian/bike trail from Montara through Half Moon Bay is specifically identified in the County Transportation Authority's Strategic Plan 2009-2013 as eligible for Pedestrian and Bicycle Funds from Measure A. Although Half Moon Bay has successfully applied for funds for a significant portion of the Trail within Half Moon Bay city limits, San Mateo County has not yet submitted an application for the unincorporated Midcoast segment, despite two calls for project submittals in the past four years.

The ABAG memo dated 8/30/11 states that Priority Development Areas are areas that are ripe for growth. "PDAs comprise a network of neighborhoods that are expected to accommodate the majority of the region's population and employment growth." Though ABAG and MTC can't

force cities to accept their projections, these agencies can withhold transportation grants from cities and counties that don't comply. Development of these areas would be bolstered by state grants, with 70% going to PDAs. ABAG & MTC propose regional funding program: OneBayArea Grant to support SCS (Sustainable Communities Strategy) implementation. \$211 million for Bay Area counties, based on population, Regional Housing Needs Allocation (RHNA), and actual housing production.

I'm concerned about the alarming lack of local participation in the County's recent decision to apply for a PDA designation in the unincorporated Midcoast. I did not receive adequate notification about the County PDA application. I was informed of this application only four days before the Board of Supervisors meeting of January 31, 2012, when the agenda was published online. I receive both the County list-serve notifications regarding permit and planning and Midcoast Community Council meeting agendas and I do not recall any public discussion or public notice regarding a proposed PDA in my community. I'm very concerned that this item was put on the Board of Supervisors consent calendar without first vetting it through the public.

I respectfully request that ABAG not approve the proposed PDA for the San Mateo County unincorporated Midcoast.

Sincerely,  
Sabrina Brennan

cc: Bill Kehoe, Chair, Midcoast Community Council  
Laura Stein, Vice-Chair, Midcoast Community Council  
Lisa Ketcham, Secretary, Midcoast Community Council  
San Mateo County Board of Supervisors  
Steve Monowitz, Deputy Director, San Mateo County Planning Division  
Ruby Pap, California Coastal Commission  
Madeleine Cavalieri, California Coastal Commission  
Dan Carl, California Coastal Commission



# COUNTY OF SONOMA

## PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403  
(707) 565-1900 FAX (707) 565-1103

February 29, 2012

Ken Kirkey, ABAG Planning Director  
Association of Bay Area Governments  
PO Box 2500  
Oakland, CA 94604-2050

Re: Sonoma County Application for Airport/Larkfield Priority Development Area (PDA) Designation

Dear Mr. Kirkey,

Thank you and your staff for assisting with our applications for PDA designations in Sonoma County. We have truly appreciated ABAG's efforts to develop alternative place types in the Sustainable Communities Strategy which are more appropriate for the Bay Area's rural counties such as Sonoma.

This letter is written to provide additional context and clarification of the County of Sonoma's application for Priority Development Area designation for the Airport/Larkfield area. We hope that this entire PDA boundary can gain staff's recommendation to the Executive Board on March 15, to support the County's efforts in reducing VMT in this area and support efforts for more sustainable future development.

The County has proposed a dual designation of Employment Center/Rural Town Center which appeared to be the best fit for this unique area split by Highway 101 with jobs to the west and housing with infill potential to the east. Preliminary feedback from ABAG staff indicates concern with meeting all of the criteria for the Employment Center half of this proposed PDA, so this letter will focus just on the portion of this PDA west of Highway 101.

**Setting.** The approximately 1,400 acre portion of the Airport/Larkfield PDA area west of Highway 101 contains a mixture of office, light industrial, warehouse, commercial and public facility uses. See attached Airport/Larkfield Area Overview and Land Use Graphics. This unincorporated area contained approximately 6,000 jobs in 2009. Development has been in accordance with the Airport Industrial Area Specific Plan, originally adopted in 1987. The Sonoma County Airport occupies about 780 acres, the majority of which is restricted for runway approach protection, leaving a balance of 630 acres of land for private development to the east of the Airport. Approximately one third of the 630 acres of industrial designated land is vacant.

The Sonoma County Airport is the North Bay's only airport providing passenger service and is an important transportation component supporting the local economy. In January, the Board of Supervisors approved a new Airport Master Plan and a package of improvement projects including runway extensions. The Airport Master Plan and Airport Improvement project were heavily supported by the business community, including a petition of support from over 500 local businesses representing essentially all of the major local employers and businesses in the County. The business community hailed the existing and expanded use of the Sonoma County Airport as a vital economic component to growing and attracting new businesses to Sonoma County. Another unique feature of this area is the Sonoma Marin Area Rail Transit (SMART) rail corridor running through the business park. The area is served by Sonoma County Transit with several stops throughout the park in the morning and evening commute hours at 30 – 40 minute headway intervals. The area has been developed with roadways to accommodate a Class II bike lane along the main roadway serving the area (Airport Boulevard).

**Future Development Scenario.** The area has a potential for another 12,000 jobs. Due to budget constraints, there are no immediate future plans to shorten the existing 30 – 40 minute bus transit headways during the commute hours. The site is well situated for the improvement of multi-modal transportation options for employees. The focus of SMART at this time is initiating service within two years between San Rafael and Santa Rosa, followed by extension to the Larkspur ferry and Cloverdale. Although a SMART station at the Airport Business Park is not currently part of the approved plan, we expect that passenger rail service for residents near any of the 14 rail stations along the 70 mile SMART corridor to the 6,000+ jobs within the Airport Industrial Area business park will become a high priority in the future, particularly as the economy recovers and additional jobs are created. As the attached Airport Business Park Distance/Direction Graphic shows, 61% of the 6,000 Airport Business Park workers reside only 10 miles away in the Windsor, Larkfield, and Santa Rosa communities. In conjunction with the improvement of the SMART rail corridor, there are plans to construct an adjacent Class I bike path which will provide a bike commuting option for Airport Business Park employees in the future.

**Employment Center Criteria.** The project meets all of the criteria for PDA designation except the 20 minute headway, as discussed below.

***Employment Center:** Acknowledging the importance of employment location in creating a robust, functional transit network and sustainable regional land use pattern, the Employment Center place type designation is intended for existing non-residential areas with transit service that are planning for more intensive development, including a greater mix of uses and more pedestrian-friendly, vibrant environments. These might include central business districts, redeveloping office parks, or retrofitting commercial corridors or shopping malls.*

1. *The areas currently contain a density of 25 jobs per gross acre or greater than 0.5 FAR or have the plan capacity for this intensity of jobs.*

**Response:** This criterion is met. Buildout of the over 600 acres of private lands designated for industrial development in the General Plan at current allowed densities and at an FAR of 1.0 would result in over 18,000 jobs using a 50/50 mix of warehouse and industrial land uses and an average employee generation rate of 600 square feet of building area per employee. This calculation includes the existing 6,000 jobs added to development on 200 acres at the FAR and land use mix described above. This would result in nearly 30 jobs per gross acre in the Year 2040.

2. *The areas are currently served by transit or have planned transit service (existing or planned fixed rail, demonstrated high frequency bus with 20 min headways during peak weekday commute hours, or shuttle service to fixed rail) and support other modes of transportation (required Transportation Demand Management, improved walking and biking, and reduced parking requirements)*

**Response:** This criterion is not met. There are 2 or 3 bus stops in the morning and evening during commute hours 30 to 40 minutes apart. See attached Sonoma County Routes 60 and 62 route schedules. As mentioned previously, over 60% of the business park employees currently live within 10 miles of their job. There is great potential to encourage more transit, bike and future rail trips to reduce single occupant vehicular trips to the work area. A class II bike lane exists along Airport Boulevard, which would connect with a future planned class II bike lane

along Old Redwood Highway and a future class I bike lane along the SMART rail corridor right of way directly linking the Airport Business Center to the communities of Larkfield, Windsor and Santa Rosa. Additionally the potential exists for a rail stop to serve all the residents within walking distance of the 14 future rail stations to the north and south in the future. Obtaining planned Priority Development Area status for this entire Airport/Larkfield PDA would support Sonoma County's efforts to reduce VMT's at this location and create more sustainable development in the future.

3. *The areas are planned for a mix of uses, services, and amenities for employees.*

**Response: This criterion is met. The Airport business park area has lodging, a health club, restaurants, service stations, and entertainment uses for employees and customers in accordance with development standards of the Airport Industrial Specific Plan.**

4. *The jurisdiction is providing sufficient housing near the employment center to merit resources supporting an exclusively employment development area. The jurisdiction has lower existing jobs per household than the regional average of 1.25 or the jurisdiction has lower future jobs per household in its adopted General Plan than its existing ratio.*

**Response: This criterion is met. According to the jobs projections contained in ABAG's January 2012 Focused Growth scenario alternatives for 2040 the unincorporated County has a jobs/household ratio of 0.88 (57,233 jobs 2040/65,278 households), which is below the regional average of 1.25 jobs per household.**

Thank you for your continued consideration of Sonoma County's application of the entire Airport/Larkfield proposed Priority Development Area. If I can provide any further information or clarification, please do not hesitate to contact me at 707-565-1925 or Denise Peter at 565-7385.

Sincerely,



Rete Parkinson, AICP  
Director, Permit and Resource Management Department

Attachments:

1. Airport/Larkfield Area Overview Map
2. Airport/Larkfield Land Use Map
3. Airport Business Park Distance/Direction Graphic, US Census LEHD 2009
4. Sonoma County Transit Schedules Routes 60, 62

cc: Board of Supervisors  
Denise Peter, Planner III  
Jennifer Barrett, Deputy Director, Planning



February 27, 2012

Kenneth Kirkey, Planning Director  
Association of Bay Area Governments  
101 Eighth Street  
Oakland, CA 94607

Dear Mr. Kirkey:

We are writing in regard to the joint application submitted by the City of Santa Rosa and Sonoma County for designation of a Priority Development Area (PDA) in the Roseland area under the FOCUS initiative. We understand that PDA designation has been postponed because transit service within the Roseland area does not meet the FOCUS criterion for 20 minute weekday peak commute headways at the present time. We respectfully ask that ABAG reconsider this decision, based on our view that the 20 minute headway criterion is not the best measure of transit density or transit orientation in the Santa Rosa CityBus system, and in the Roseland community in particular.

We are providing this letter in order to give a fuller picture of the current level of transit investment in the proposed Roseland PDA, to highlight important service design goals and constraints that limit the utility of the 20 minute headway criterion as a measure of overall transit density in the Roseland area, as well as to note what we view as a unique “chicken or egg” dilemma in relation to PDA designation for Roseland.

#### Transit Service Levels in the Proposed Roseland Area PDA

The proposed Roseland Area PDA encompasses the community of Roseland, an economically-disadvantaged area with high levels of transit ridership. The proposed PDA is centered on the Santa Rosa CityBus Southside Transfer Center. Every weekday, 112 CityBus trips—8 buses each hour—serve the Roseland area via four routes that provide direct service to downtown Santa Rosa as well as across Highway 101 and Highway 12 to key employment, social services, and shopping destinations on the north and east sides of Santa Rosa. These routes account for 30% of total service hours in the CityBus system. Three CityBus routes directly serve the Southside Transfer Center, pulsing at the Transfer Center every 30 minutes. This equates to six buses serving the Transfer Center each hour—one bus every 10 minutes if these trips were

distributed throughout the hour rather than being scheduled on a pulse model to facilitate transfers—an important feature of the CityBus service model. From the Southside Transfer Center, passengers can reach the downtown Transit Mall (the central hub of the CityBus system) four times each hour (on the :00, :10, :30, and :50), or travel directly across town to the Northside Transfer Center at the Coddington Mall—the second busiest transfer center in the CityBus system, after the Transit Mall.

Given the relatively low level of street connectivity in the Roseland area, providing adequate levels of service coverage is a key challenge and major area of investment in the CityBus system. Despite the lack of connectivity in some areas, many residents of the proposed PDA (such as those living near the Southside Transfer Center, Stony Point Road, Hearn Avenue, and West Avenue) have access to more than one CityBus route within a short walking distance. This reflects a decision made by the Santa Rosa City Council to ensure the widest access to transit within an area where a great many residents use transit as their primary mode of transportation. The City provides this coverage at the expense of frequency of service (due to the limits on available operating funds), but strives to mitigate the effects of lower frequencies by providing excellent connectivity via direct service to other parts of the City, as well as regular timed transfer opportunities.

We believe these other dimensions of transit service level should be considered in the case of the Roseland PDA. We additionally argue that the 20 minute headway criterion fails to take into consideration the central quandary of transit service provision in the Roseland area, which we believe makes this case unique, as discussed below.

#### “Which comes first?”

Roseland is a highly transit-oriented community, and in our view has demonstrated mobility needs and transit ridership levels that mark the area as a potential focal point for future transit operations investments, such as increased frequencies and longer span of service. (Indeed, the Roseland service model is one focus of the City of Santa Rosa’s current Short Range Transit Plan development process, in which a key proposal under consideration is introducing 15 minute headways on Roseland’s Route 9, which carries an average of over 40 passengers per hour.)

However, for CityBus to sustain the higher levels of transit service that we believe Roseland deserves, we must pursue all available measures to support three key outcomes for the area: 1) continued development, 2) increasing density in the urban fabric, and 3) vastly improved pedestrian infrastructure and connectivity to promote safe and convenient access to transit stops. We view designation of a PDA as a critical step in the process of supporting local planning, development, and infrastructure improvement projects that will enhance the already

notable transit orientation of the Roseland area. The quandary is this: which comes first—the investments that will qualify this area for PDA designation, or the PDA designation that supports these investments in the short term, and helps us to sustain them over the long-term? Santa Rosa's transit system may not have 20 minute headways in place at the present time, but PDA designation can only help us to achieve, maintain, and build upon these higher service levels to improve quality of life and economic opportunity for Roseland residents, and support the development of the Roseland area as an example of smart growth in the Bay Area.

We hope that this information will provide ABAG with a fuller understanding of the unique conditions in the Roseland area, and our rationale for considering this area to be an excellent candidate for PDA designation in keeping with the goals of the FOCUS program, and the City of Santa Rosa and Sonoma County's shared vision.

Please do not hesitate to contact Rachel Ede, Transit Planner, at 707-543-3337 or Lisa Kranz, Supervising Planner, at 707-543-3259, with any questions or needs for clarification. Thank you for your consideration.

Sincerely,



Richard A. Moshier  
Director of Transportation and Public Works, City of Santa Rosa



Charles J. Regalia  
Director of Community Development, City of Santa Rosa



Pete Parkinson, AICP  
Director, Sonoma County Permit & Resource Management Department

Cc: Kathleen Millison, City Manager, City of Santa Rosa  
Santa Rosa City Council  
Sonoma County Board of Supervisors  
Jackie Reinhart, Regional Planner, ABAG

MAYOR JACK BATCHELOR, JR.  
VICE MAYOR MICHAEL CEREMELLO, JR.  
COUNCILMEMBER DANE BESNEATTE



COUNCILMEMBER THOM BOGUE  
COUNCILMEMBER RICK FULLER  
CITY TREASURER JAMES SLAUGHTER

March 5, 2012

Mr. Kenneth Kirkey  
Association of Bay Area Governments  
Regional Planning Committee  
101 Eighth Street  
Oakland, CA 94607

Re: Response to letters in opposition to designating Old Town Dixon as a PDA

Mr. Kirkey:

Recently you have received two letters, one from the Solano County Taxpayers Association and the other from the Old Town Neighbors, in opposition to the City of Dixon's application to have Old Town designated as a PDA. I wish to respond to some of the items mentioned in these letters which are inaccurate and do not represent the majority opinion of the City Council.

In the letter from the SCTA they mention that the City may need to sell the train station, because it is an asset of the now disbanded redevelopment agency. They reference a comment made by our City Attorney stating this certainty. The train station is owned by the City and not the redevelopment agency. Some redevelopment funds were used in the construction of the station, but there is no requirement they be repaid. Most of the funding for the station came from a Solano Transportation Authority (STA) grant. The comment made by our City Attorney was in response to a general question about what was going to happen to redevelopment assets. The council member asking the question wrongly assumed that the redevelopment agency owned the train station, because some redevelopment funds were used in its construction.

STA and the City are well aware that it will be expensive to ultimately make the train station meet the standards needed for a Capitol Corridor Train stop. Part of the reason for why we applied for a PDA designation of Old Town was to help further that objective by giving us a greater opportunity to apply for the needed funds to complete this work. It is true there are some people opposed to the train station ever being a stop, but they are in the minority. It has been a goal of this and many previous Dixon City Councils

City of Dixon

600 East A Street • Dixon, California • 95620-3697  
(707) 678-7000 • FAX (707) 678-0960 • TTY (707) 678-1489

since 1996, when the City commissioned the Downtown Revitalization Plan, to once again have a train stop in Old Town. Completion of the Transit Center (train station) was also in the 2001-2006 Redevelopment Agency Implementation Plan.

In the letter from the Old Town Dixon Neighbors they mention their neighborhood should have been notified by senior staff of the PDA application, because of the potential adverse impacts the designation will have on the neighborhood. They mention a number of traffic concerns they believe will be exacerbated by higher densities that would be allowed in Old Town as a result of receiving a PDA designation. The City was under no legal obligation to notify Old Town Neighbors of the PDA application. The City has notified the neighborhood whenever a new development project has been proposed, as a courtesy. Obtaining a PDA designation in of itself is not approval of any development. Furthermore, their concerns about traffic as a result of increasing densities within the PDA is premature in that it is not certain what effects a project will have on existing traffic until the specific project is analyzed.

The City strongly believes the Old Town Neighborhood should be designated as a PDA. We believe having the train stop in Old Town is a key component to its revitalization and without the PDA designation it will be very difficult to obtain the necessary funding. We acknowledge there are a number of hurdles that must be overcome to achieve this goal.

Please feel free to contact me at 707 678-7004 x114 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "David Dowswell", written in a cursive style.

David Dowswell  
Community Development Director

cc: Jack Batchelor, Mayor  
Jon Cox, Acting City Manager



**Solano County Taxpayers Association**  
**Earl Heal, President**  
**P.O Box 31**  
**Dixon, CA 95620**  
**<solanotaxpayers@sbcglobal.net>**

February 29, 2012

Association of Bay Area Governments  
Regional Planning Committee  
101 Eighth Street  
Oakland, California 94607

Attention: Kenneth Kirkey, Planning Director

Subject: Dixon Application for Priority Development Area (PDA) Adopted by Council January 24, 2012

At its February 22, 2012, meeting, Solano County Taxpayers Association (SCTA) approved a resolution to present SCTA concerns to Association of Bay Area Governments (ABAG) about the large commitments of tax money, both past and future, required to bring a Capital Corridor train stop to Dixon. In addition we believe that the Dixon City Council January 24, 2012, staff report and resolution to approve the pending Dixon Priority Development Area (PDA) application failed to include recent, relevant information to the Council and to the public regarding future ownership of the train station. The train station was completed in 2007 using State redevelopment money and is central to the intent of the PDA.

The State dissolution of redevelopment agencies late last year did more than just stop the flow of money from Sacramento; it also allows the State to appropriate redevelopment assets (buildings, parking lots and leases). As the city attorney informed the Council on February 14, 2012, ". . . the City's obligation is to sell (the train station)." Although SCTA would argue that the City knew or should have known of the potential sale of the train station at the time the PDA application was approved by the Council in January, it is but one additional reason that the Dixon PDA application is premature and should not be approved at this time.

Contrary to the Council's official position, the actions of the Council in these matters have been neither unanimous nor without significant public disagreement since before the construction of the train station. The unfortunate location chosen for the train station will force the City to make a number of very costly and disruptive changes to the historic section of downtown (Old Town). The most costly and disruptive of these is the West A Street grade separation tunnel that is required to provide space to construct some future rail passenger platform. The City's application for the PDA acknowledges that a funding source for this project has not been identified. This project is expected to cost several tens of millions of tax dollars.

In addition to the high cost, the construction of a grade separation tunnel of a major cross-town street, West A Street, the only east-west crossing now in the city limits, would disrupt traffic and Old Town businesses for a very long time. Many businesses in Old Town are already struggling economically and the effect of this kind of disruption on these businesses is not expected to be positive. The existing post office seems sure to suffer major, if not permanent, disruption of public access.

What will be the effect of **selling** the train station? Shouldn't the PDA application at least be tabled until this question is resolved?

The PDA application also states ". . . the City **hopes** that many of the existing buildings in Old Town . . . will be renovated and reused. The City **hopes** that the upper floors . . . will again be used for residential." The SCTA is concerned that many historic buildings in Old Town were constructed before modern earthquake and other building standards were in effect and that "renovation" may be extremely costly. Instead of renovating the former Veterans Hall in Old Town, for example, the County recently elected to purchase a new facility in another location at a lower cost. The "hopes" of the City in the PDA application may prove illusory and may become the taxpayer's most costly approach to the stated goals of the PDA.

Again, what will be the effect on the proposed PDA of **selling** the train station?

Another smaller, but costly related project for which money has been approved by the Council is the construction of a pedestrian tunnel to replace the West B Street pedestrian grade crossing near the train station. In addition to the high cost (over \$6 million), SCTA is concerned about this project because the City's portion of money required for its construction has been diverted from a development impact fund (intended to mitigate growth related issues) to a transit capital fund that contained less than half the money required for the City's portion of this project. In addition to not clearly identifying the method of repayment of the money loaned (diverted) from the development impact fund, the Council majority focused mostly on a purported pedestrian safety issue at the site. A significant number of citizens and a minority of the Council have suggested a lower-cost alternative to address the supposed safety issue (the addition of crossing arms) and repeatedly questioned the cost, need and wisdom for this project at all. Opposition to this project includes significant safety issues (lack of visibility, potential for loitering and crime and the attendant risk particularly to students), aesthetics (odors, potentially poorly maintained lighting, dampness, vandalism) and taxpayer costs.

Citizens and some on the Council have repeatedly urged the Council to consider other, more suitable sites for a future train stop that would not be burdened by most of the mitigation measures, and costs, that the train station at its current location requires before any passenger train can stop. One of these proposed sites is within the city limits to the northeast of the subject location (East H Street) and has been offered by the owner for this purpose. This site is relatively free of development at this time and would offer a clean slate for future central transit development.

SCTA believes that ABAG and the Council should step back from their headlong rush to spend large amounts of tax money on a poorly-located train station and the pending approval of the PDA application until effects of the likely sale of the train station are made clear. SCTA also believes that alternative nearby passenger train sites exist that do not come burdened with the large costs and undesirable consequences for Old Town associated with the current location.

The Dixon Chapter of SCTA is currently circulating a petition stating the foregoing objections to further expenditures of tax money at the current train station site, and asking that the PDA application be halted at this time. Copies of these petitions will be available for review after March 14, 2012.

Sincerely,



Earl Heal, President  
Solano County Taxpayers Association  
(707) 446-1353



## OLD TOWN DIXON NEIGHBORS

Dixon, California 95620

February 29, 2012

Mr. Kenneth Kirkey, Planning Director  
Regional Planning Committee  
Association of Bay Area Governments  
P.O. Box 2050  
Oakland, CA 94604-2050

Dear Mr. Kirkey:

We are writing as representatives of a group of Dixon residents known as the *Old Town Neighbors*. Our group opposes the application by the City of Dixon to designate our downtown, core neighborhood as part of a Priority Development Area (PDA) through the FOCUS program. We have summarized our objections for your review and consideration.

**The community did not learn of the City's plan to apply for the PDA designation until well after the fact.** Even though members of the *Old Town Neighbors* have been meeting with David Dowswell, Dixon's Community Development Director, since early 2009, we were never made aware of the City's intent to turn our downtown commercial district and the adjacent neighborhoods into a Rural Town Center/Rural Corridor. We only found out on January 24, 2012 when the Dixon City Council adopted a resolution, by a three-to-two vote, in support of an application that apparently had already been submitted. When we questioned Mr. Dowswell at our meeting with him on February 8, 2012, he indicated that at one of their weekly meetings, City staff had discussed whether to inform us ahead of time. According to him, senior staff did not "believe" they were obligated to let us know of the intent to designate our neighborhood as part of a PDA.

We would point out that in 2009 we submitted a neighborhood letter/petition to the local Planning Commission that was their incentive to direct Mr. Dowswell to begin meeting with us. In that letter we stated:

"Citizens should be actively involved in decision making that affects them and their families. Whenever a neighborhood policy, a zoning change, a strategic plan, or any other planning is undertaken, there must be continuous and maximum participation by those who will be affected by the change, especially by the residents who live in the area."

We have no doubt that you will agree that designating Old Town as a PDA has relevance to those residents who live within its boundaries.

**Our City officials are well aware that the very neighborhood that they have chosen for a Priority Development Area has been over-developed for upwards of 30 years.** In a report presented to the Planning Commission in September of 2011, Mr. Dowswell stated: "Staff acknowledges over the past 30 years the City has wrongly approved a number of projects in old town that violated the General Plan by exceeding their allowable density. The net effect is that many more units have been created in old town than should have been." Furthermore, in a July, 2009 response by City staff to a letter from the State Department of Transportation it was pointed out that "congestion and limited parking availability in the RM-2 are factors making it desirable to encourage multi-family housing in other neighborhoods."

**Designating the Old Town area as a PDA will NOT help to implement the Downtown Revitalization Plan.** Fostering home ownership in the adjacent neighborhood is a key element in the plan to revitalize the downtown. Mr. Dowswell is well aware from his meetings with the neighborhood at large, that many homeowners question the incentive to maintain property in an area that has for years suffered the impacts of overdevelopment. Adding more compact housing to the area will only exacerbate the unmitigated impacts that already exist.

**In regard to the underutilized, existing buildings in the downtown commercial area, a determination should be made as to the cost of renovating and reusing the upper floors for residential use.** Retrofitting brick buildings to make them safe for housing may very well be cost prohibitive for the property owners.

**In terms of the goal to make Dixon a more pedestrian-friendly environment, many residents of our neighborhood and well beyond consider the undercrossing at B Street to be a giant step in the wrong direction.** We do not believe that the passage will be safe for our children and seniors. In order to accommodate ADA requirements in terms of slope and platforms, access at either end of the tunnel does not provide for a clear line of sight. Residents are of the opinion that the undercrossing will discourage walking from one side of the tracks to the other, rather than promote it.

And, there is widespread concern that in regard to public safety and traffic mitigation, the overcrossing at Parkway Boulevard should be a higher priority. Depending on the time of day, traffic congestion through the bottleneck of downtown Dixon necessitates the fire department taking a very time consuming and convoluted route to respond to emergencies in the southeastern area of Dixon. Neither the pedestrian undercrossing at B Street nor the proposed vehicular undercrossing at West A Street will improve emergency response time to certain parts of town.

**And, last but not least, the fate of the train station in downtown Dixon is uncertain.**

At the Council meeting on February 14, 2012, there was discussion about the very real possibility that, as a redevelopment asset, the property may have to be sold. Many residents of Dixon and some members of the Council consider that to be a blessing in disguise. The current location has many more drawbacks than benefits; and, other options should be reexamined. One possibility is a site off of East H Street which at the present time and certainly in the long-term will be more accessible to the goods and services that our community has to offer.

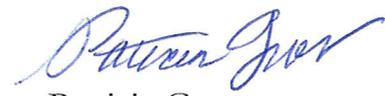
It has been many years since our now historic downtown has been the job center for our community. Development in the Northeast Quadrant is planned as the future center for employment opportunities not only for Dixon but for the surrounding area as well.

**We trust that you agree with us that before an area is designated for Priority Development, more community input should take place. The public must be fully engaged in participatory planning in order to truly determine local aspirations for the development of a complete community.**

As representatives of the *Old Town Neighbors*, we fully support the efforts of the local chapter of the Solano County Taxpayers Association to circulate a petition in order to gauge community sentiment about the proposed location of Old Town Dixon as a Priority Development Area.

It is our understanding that you will include our letter with the report you present to the Regional Planning Committee on March 12, 2012 and to the ABAG Executive Board for their meeting on March 15, 2012. Thank you.

  
Ginger Emerson

  
Patricia Graves

  
Martha Pearson

  
Sandy Block

  
David Werrin

  
Susan Werrin



**MILLER STARR  
REGALIA**

1331 N. California Blvd.  
Fifth Floor  
Walnut Creek, CA 94596

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F 925 933 4126  
www.msrlgal.com

George B. Speir  
george.speir@msrlegal.com

February 16, 2012

Association of Bay Area Governments  
Executive Board  
101 Eight Street  
Oakland, CA 94607-4756  
Attn: Ezra Rapport, Executive Director

**RECEIVED**

**FEB 17 2012**

**EXECUTIVE DIRECTOR'S OFFICE**

RE: City of Benicia Application for Priority Development Area (PDA) Designation  
Industrial Park Area, Benicia

Members of the Board:

I am writing to you on behalf of West Coast Home Builders, Inc. (WCHB) with respect to the approximate 500 acres owned by WCHB, and commonly known as the Benicia Business Park. West Coast Home Builders recently discovered the December 16, 2011 application submitted to the Association of Bay Area Governments by the City of Benicia to establish the so called Northern Gateway – Benicia Industrial Park Priority Development Area under the FOCUS program (the "Application"). We understand applications are being reviewed at this time and that ABAG plans to select and adopt proposed PDA's on March 15, 2012.

WCHB was shocked to see its property included in this PDA application. No one from the City of Benicia contacted WCHB about this application even though the WCHB property supposedly represents over 50% of the proposed project area (the application indicates the total area to be 925 acres). WCHB strongly opposes the establishment of any PDA which would include its Benicia Business Park property. WCHB will vigorously pursue and oppose with any available legal remedies the creation of this PDA, including opposing any grant funding for the imposition of a Specific or Area Plan, related environmental review, and conditions imposed on development in the area of the proposed PDA.

The Resolution in support of the Application, adopted by the City of Benicia on January 17, 2012, includes an Exhibit A depicting the boundary of the proposed PDA. That map clearly shows the WCHB property within the boundary of the proposed PDA. We have also discovered that the City's December 16, 2011 Application to ABAG also includes the WCHB property (Part 3 "Maps of PDA"). A copy of the map submitted by the City which depicts the proposed PDA is attached as Exhibit 1.

The City's Application contains substantial erroneous and misleading information. The Application should be disqualified from the selection process.

Examples of errors in the City's Application include:

**PART 1 – Applicant Information & Area Details:**

- **Item b: “Area Name and Location”**  
The Application describes the PDA Boundary as “Northern Gateway – Benicia’s Industrial Park (At HWY 680 at Lake Herman Road in the north to East Channel Road/Bayshore Road in the south, and bounded by Southern Pacific Railroad to the east, and Lake Herman Rd to the west”. This narrative area description clearly does not include the WCHB property, yet the accompanying maps do include the WCHB property.
- **Item c: “Area Size”**  
The Application claims an area of 925 Acres. WCHB obtained a boundary calculation by a registered civil engineer that shows that the area depicted in the PDA Application and City's Resolution is 1,447 Acres. Attached as Exhibit 2 is a copy of the City's map, with the area on the north side of the proposed PDA which is owned by WCHB highlighted in orange.
- **Item f: “Total Housing Units”**  
The majority of the PDA area (the Benicia Industrial Park) is designated in the City's General Plan as General Industrial. That land use designation does not permit residential uses.
- **Item g: “Total Jobs”**  
The total jobs predicted for the year 2040 within the PDA is 11,600. That is an increase of 5,100 jobs within the area of the proposed PDA (11,600 projected jobs less 6,500 existing jobs). This is preposterous and misleading. The existing Benicia Industrial Park, which is the vast majority of the area of the proposed PDA, is 98% developed. Even by adding a small amount of vacant land north of Lake Herman Road and west of Highway 680, it is not physically possible to add 5,100 new jobs within the 925 acre area described in item 1.b. and 1.c of the Application.

**PART 2 – Additional Area Information:**

As explained earlier, Exhibit A of the Council Resolution in support of the Application depicts the WCHB property within the PDA. (Exhibit 1, attached.)

Part 2, item b asks: "Have other plans been developed within the last 15 years that cover the priority area?"

The WCHB Benicia Business Park had several development applications to the City and several EIR's were prepared and processed through the City. The Application is erroneous and misleading regarding the property included and fails to describe the extensive planning which has been undertaken in the past 15 years.

**PART 3 – Maps for PDA:**

As discussed above, the map depicting the proposed PDA includes the WCHB property, while the description of the area in the text of the Application is inconsistent with the map.

**PART 4 – Narrative:**

The entirety of this Narrative is in contradiction with the Boundary of the proposed PDA. The existing Benicia Industrial Park is discussed at length. The narrative states that "the proposed PDA already has infrastructure in place". This statement is not true as to the WCHB property. There is no mention of the WCHB property at all (the Benicia Business Park). There is absolutely no explanation or justification regarding how this PDA program is going to generate 5,100 new jobs.

**PART 5 – Potential Assistance Requested:**

Part 5 seeks information that will aid in the development of "tools and incentives" for development of the PDA. The City requests assistance in funding a Precise or Specific Plan for the area, as well as funding for EIR to implement the area wide plan.

WCHB strenuously objects to the preparation and imposition of specific or precise plans for its property, or the creation of supporting environmental reports regarding development of its property. ABAG should not award State of California Grants to assist in creation of land use plans over the objection of property owners. Given the projected nine billion dollar state budget deficit, funding a plan that will be vigorously opposed by the effected property owner is unwise to say the least.

The City apparently does not want input from WCHB and has therefore decided to seek alternative funding to plan the WCHB property. Planning for a development that is not supported by the owner, contains unacceptable conditions and requirements, and is not economically viable, makes no sense. No developer will set out to build a project that does not make economic sense. Planning for a project

Association of Bay Governments Executive Board  
February 16, 2012  
Page 4

that will not be built serves no legitimate purpose and is a waste of government resources.

The Application is erroneous and inconsistent. It is a mish-mash of misinformation. Almost nothing in this Application is accurate or reliable. The Application should be disqualified from the selection process.

Very truly yours,

MILLER STARR REGALIA

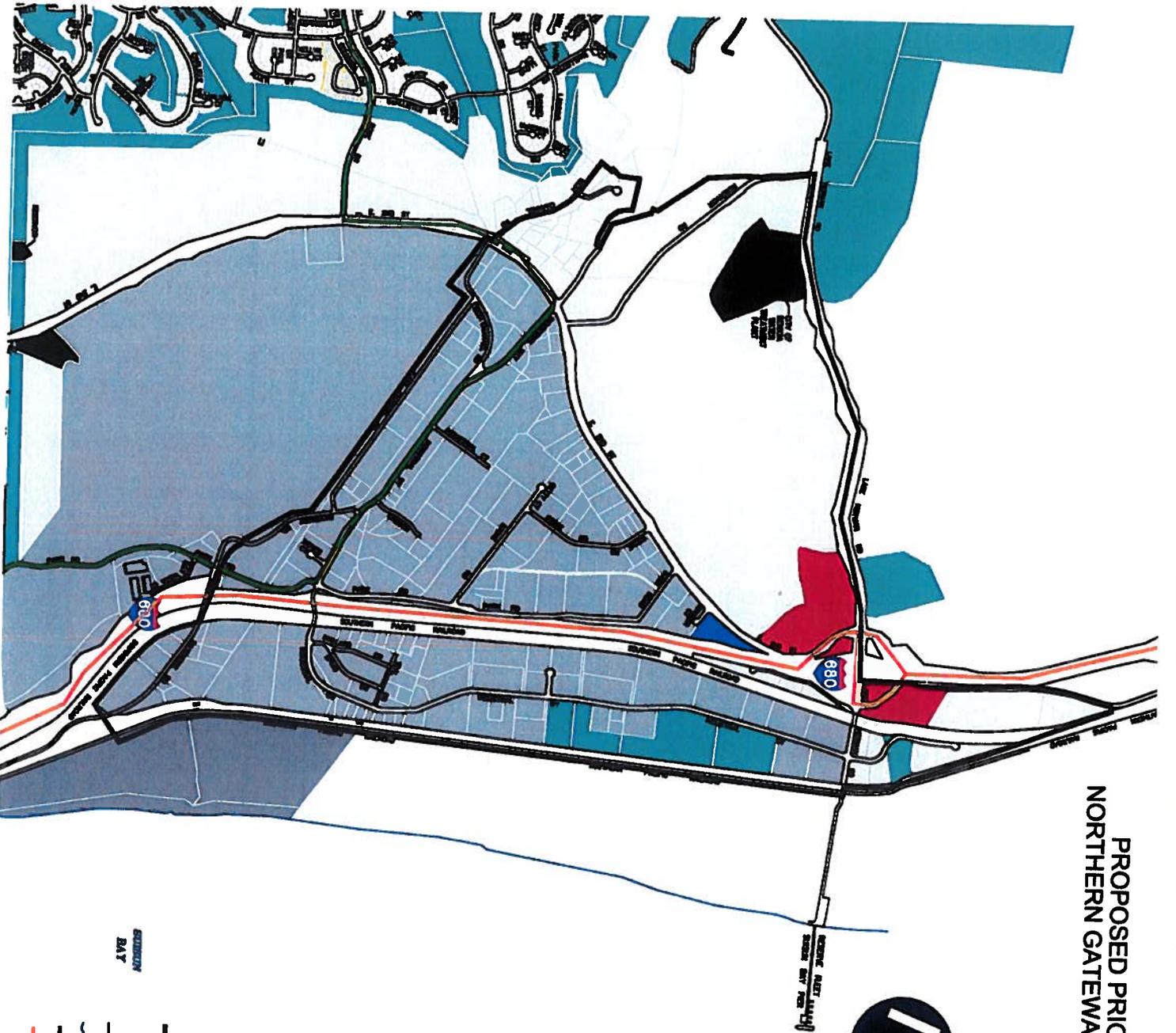


George B. Speir

GBS:mj  
Enclosures

cc: Steve Heminger, Executive Director  
Metropolitan Transportation Commission (w/encls.)

# PROPOSED PRIORITY DEVELOPMENT AREA NORTHERN GATEWAY- BENICIAS INDUSTRIAL PARK



### ZONING MAP LEGEND:

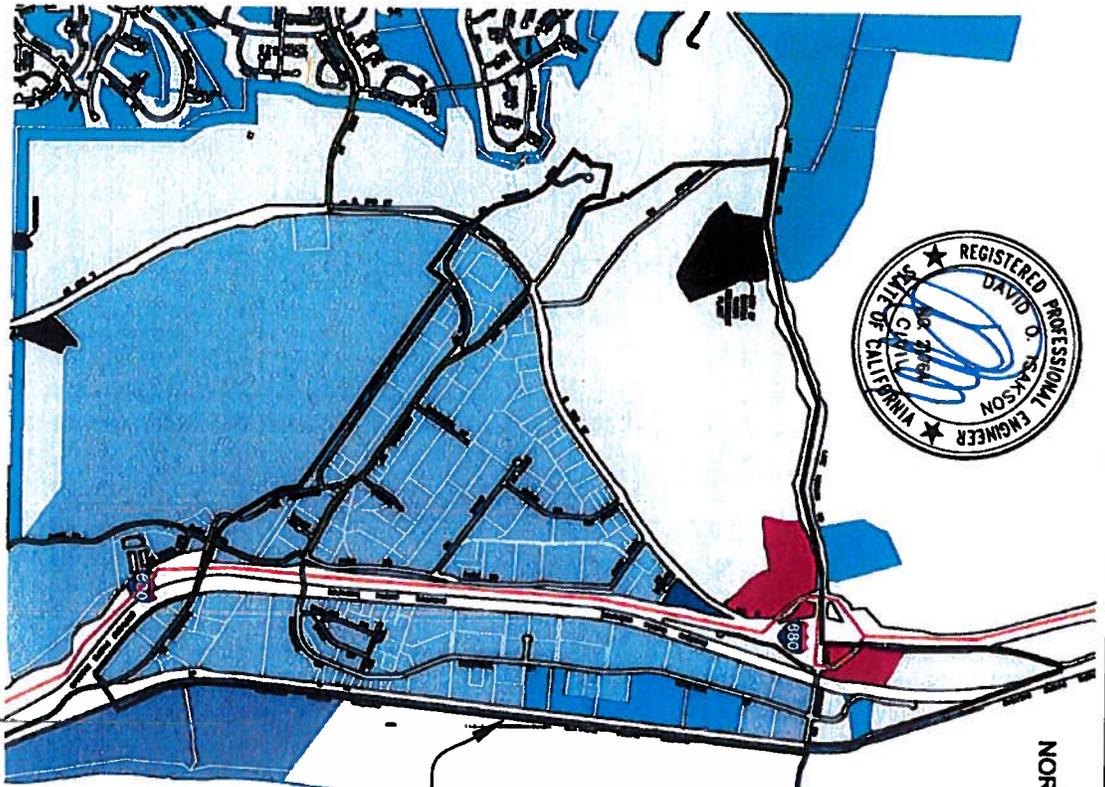
OS	OPEN SPACE
PS	PUBLIC & SEMI-PUBLIC
R3	SINGLE FAMILY RESIDENTIAL - 0 - 7 BUNGALOW
R4	MEDIUM DENSITY RESIDENTIAL - 0 - 16 BUNGALOW
R5	HIGH DENSITY RESIDENTIAL - 0 - 20 BUNGALOW
PD	PLANNED DEVELOPMENT
CC	COMMUNITY COMMERCIAL
CO	OFFICE COMMERCIAL
CG	GENERAL COMMERCIAL
CD	DOWNTOWN COMMERCIAL
CW	WATERFRONT COMMERCIAL
I1	LIMITED INDUSTRIAL
IG	GENERAL INDUSTRIAL
IW	WATER RELATED INDUSTRIAL
IP	INDUSTRIAL PARK

### GENERAL LEGEND:

—	PROPOSED BOUNDARY
—	LOT / PROPERTY LINE
—	STREET / ROAD / HIGHWAY RIGHT-OF-WAY LINE
—	SHORE LINE / EDGE OF WATER BODY
—	NORTH-SOUTH BAY AREA (ROUTE 22)
—	EAST-WEST BAY AREA (ROUTE 49)



**PROPOSED PRIORITY DEVELOPMENT AREA  
NORTHERN GATEWAY - BENICIA'S INDUSTRIAL PARK**



**PDA AREA =  
1,447±  
ACRES**



**Graphic Scale in Feet**

- ZONING MAP LEGEND:**
- OS OTHER OFFICE
  - P1 PLAZA & SPECIAL USE
  - R2 SINGLE FAMILY RESIDENTIAL - 1/2 ACRE
  - R4 MEDIUM DENSITY RESIDENTIAL - 1/4 ACRE
  - RH HIGH DENSITY RESIDENTIAL - 1/8 ACRE
  - PD PLANNED DEVELOPMENT
  - CC COMMUNITY COMPLEX
  - CO GENERAL COMMERCIAL
  - CD DOWNTOWN COMMERCIAL
  - CV INTERMEDIATE COMMERCIAL
  - I1 LIMITED INDUSTRIAL
  - I2 GENERAL INDUSTRIAL
  - I3 WATER RELATED INDUSTRIAL
  - I4 INDUSTRIAL PARK

- GENERAL LEGEND:**
- PROPOSED DEVELOPMENT
  - EXISTING DEVELOPMENT
  - STREETS / HIGHWAY RIGHT-OF-WAY LINE
  - SHARED LAND / FENCE OR WALL BOUNDARY
  - UNDEVELOPED / BUSHES / CITY FOREST / INDUSTRIAL
  - RAILROADS / BARRIERS / TRAILERS / OTHER BOUNDARY POINTS (EQ)



COMMITTEE FOR  
GREEN FOOTHILLS

February 10, 2012

Ken Kirkey, Director of Planning  
ABAG  
P. O. Box 2050  
Oakland, CA 94604-2050

Attn: Jackie Reinhart, Regional Planner

**Re: Application by San Mateo County for Priority Development Area (PDA) status for the Midcoast urban area**

Dear Mr. Kirkey,

Committee for Green Foothills (CGF) has been interested and deeply involved in land use and transportation planning in San Mateo and Santa Clara Counties for the past 49 years. CGF generally supports funding through FOCUS and One Bay Area Grants for Bay Area jurisdictions that are planning for more housing and jobs near transit, consistent with coordinated housing and transportation planning.

However, CGF questions the appropriateness of the proposed designation of the unincorporated Midcoast urban area as a PDA under the Rural Corridor place type. CGF's understanding is that PDAs are areas where there is a local commitment to developing housing along with amenities and services to meet the day-to-day needs of residents in a pedestrian friendly environment served by transit.

The Midcoast area consists of the five small unincorporated communities of Montara, Moss Beach, El Granada, Princeton, and Miramar, and is located entirely within the County's Coastal Zone. The area is comprised primarily of antiquated subdivisions created in the early 1900s, and has significant constraints to new development, including: steep/unstable slopes, geological hazards associated with the active Seal Cove Fault, cliff/bluff retreat along the coast, and low lying areas in Moss Beach, Princeton, Miramar and El Granada that are vulnerable to hazards associated with flooding, tsunamis, and sea level rise. There is inadequate infrastructure, including water, sewer, and highway capacity, to accommodate the planned buildout of the area. All new development must be consistent with the County's Local Coastal Program, (LCP), which was certified in 1980. An Update to the LCP for the Midcoast area has taken 11 years to develop, and is still under review by the California Coastal Commission.

The FOCUS Application Guidelines require that a PDA must meet all of the following criteria: *(a) the area is within an existing community, (b) the area is near existing or planned fixed transit (or is served by comparable bus service), and (c) the area is planned or is planning for more housing.*

The Midcoast area does not appear to meet all of these criteria. Specifically:

Criterion (b), which requires the area to be near existing or planned fixed transit (or served by comparable bus service), appears not to be met, as the Midcoast area has no fixed transit, and has only marginal SAMTRANS bus service. While the criteria for effective bus service for Rural Corridors is unstated, other PDA place types must have at least one route that has minimum 20-minute headways. The SAMTRANS routes serving the Midcoast fall short of this requirement:

- \* Route 17 (Montara to HMB) 90-min interval 8-6 (9-5 Sun); 60-min interval 6- 8 AM weekdays
- \* Route 294 (Pacifica to San Mateo) 90-min interval 8-6 weekdays only

It is notable that even this minimal SAMTRANS service has been difficult to maintain over the past several years due to revenues from ridership not justifying the costs.

Criterion (c), which requires that the area is planned or is planning for more housing, raises several issues as to potential conflicts with the certified County LCP. Housing is the lowest priority land use under the Coastal Act. The vast majority of new housing within the Midcoast area is planned as infill on scattered, already subdivided lots. The area has two designated affordable housing sites, which could accommodate up to 322 units of a combination of market and below market housing. These two sites have not been developed since certification of the LCP in 1980, for various reasons. It is unlikely that more housing can be accommodated beyond what is already planned, particularly since the coastside has a significant surplus of housing compared to jobs, and residents must commute “over the hill” to jobs in San Mateo, Santa Clara, and San Francisco counties.

CGF is particularly concerned about the lack of public participation in the County’s decision to apply for the PDA designation. CGF is on the County list for notification of permit and planning matters within the County’s Coastal Zone. Yet our organization was informed of this Application only four days before the Board of Supervisors meeting of January 31, 2012, when the Agenda was published. The County apparently did not anticipate any public interest, as the Board Resolution was on the Consent calendar. The Application states that the concept of a PDA designation was discussed in 2011 with the Midcoast Community Council, which is advisory to the Board of Supervisors. Yet none of the four members of the MCC who were on the Council during 2011 can recall being informed of the details and implications of the proposal, nor was there any community outreach at that time.

CGF notes that there are existing County funding sources to implement some of the Midcoast pedestrian and bicycle initiatives. For example, the Route One pedestrian/bike trail from Montara through Half Moon Bay is specifically identified in the County Transportation Authority’s Strategic Plan 2009-2013 as eligible for Pedestrian and Bicycle Funds from Measure A. Although Half Moon Bay has successfully applied for funds for a significant portion of the Trail within the City, San Mateo County has not yet submitted an application for the unincorporated section, despite two calls for project submittals in the past four years.

In conclusion, CGF feels that the proposed designation of the San Mateo County unincorporated Midcoast area as a PDA does not meet the criteria in the Application Guidelines, has not been fully vetted within the affected community, could potentially conflict with the certified LCP, and

therefore is not warranted for consideration at this time. Therefore we respectfully request that ABAG not approve the proposed PDA for the San Mateo County Midcoast.

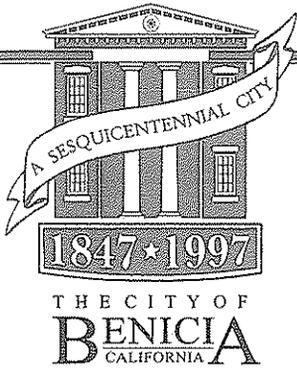
Thank you for consideration of our views.

Sincerely,

A handwritten signature in black ink that reads "Lennie Roberts". The signature is written in a cursive, slightly slanted style.

Lennie Roberts, San Mateo County Legislative Advocate

cc: San Mateo County Board of Supervisors  
Steve Monowitz, Deputy Director, San Mateo County Planning Division  
Ruby Pap, California Coastal Commission  
Madeleine Cavalieri, California Coastal Commission  
Dan Carl, California Coastal Commission  
Midcoast Community Council  
Cynthia D'Agosta, Executive Director, Committee for Green Foothills



March 7, 2012

ABAG Board and Regional Planning Commission  
101 8th Street  
Oakland, CA 94607

**Re: Benicia Northern Gateway PDA – Response to WCHB Comment Letter**

Dear Board and Commission Members:

The City of Benicia is very appreciative of all the work that ABAG and MTC have done to make the Priority Development Area effort so successful, including establishing employment centers as eligible for PDA status. Accordingly, we are hopeful that you will approve of our application for a Northern Gateway PDA.

I regret that we have not been more successful in communicating the City's intent in pursuing PDA status for our Northern Gateway area with the largest property owner in our industrial/business park area. Contrary to the February 17 letter submitted to the Board by legal representation for West Coast Home Builders (WCHB), the City's intent is not to try to plan any portion of the proposed PDA without the involvement of WCHB or any other property owner. If and when planning efforts occur, the City will strive to include all interested parties through extensive outreach and communication efforts.

Our clear intent for the PDA is to become eligible for future funding for planning and infrastructure to support businesses and job creation in the area, in large part via improved transportation systems, to shorten commute distances for the full income range of employees and thereby help reduce vehicle-related emissions.

We are appreciative that WCHB points out the embarrassing error in our acreage calculation (1,450 acres instead of 925) and gives us an opportunity to acknowledge that indeed it would be development of the "Benicia Business Park" parcel owned by WCHB that would account for the majority of new jobs within the PDA.

Although City staff worked closely with WCHB for several years on an application for a project on the site, that proposal ultimately was withdrawn by the applicant. Therefore, contrary to the assertion in the February 17 letter, there are no adopted plans for the PDA.

Finally in response to the WCHB letter, infrastructure is indeed in place within the PDA. The need for additional infrastructure to serve a future development on the WCHB parcel will depend on the development plan for the site and will be primarily the responsibility of the developer, as is the case Statewide.

We look forward to your consideration of the Benicia Northern Gateway PDA proposal, and to working with WCHB and all other stakeholders to improve the viability of our major employment center in the regional effort to reduce greenhouse gas emissions.

Sincerely,

A handwritten signature in black ink, appearing to read 'CK/K', is positioned above the typed name.

Charlie Knox  
Public Works & Community Development Director

cc: City Manager and Council  
George Speir, Miller Starr Regalia  
Albert Seeno III, West Coast Home Builders  
Steve Heminger, MTC



March 8, 2012

Sailaja Kurella, Regional Planner  
Association of Bay Area Governments  
101 Eighth Street  
Oakland, CA 94607

SUBJECT: PDA Application – Downtown Danville

Dear Ms. Kurella

In the email you sent in early February you posed several questions. Your generalized questions are repeated below and along with our corresponding responses. Under separate cover we will pass on comments/questions about the determination by ABAG/MTC that the proposed Downtown Danville PDA application has been found to have an inadequate level of transit service to meet the criteria for a PDA (i.e., transit does not meet the target 20 minute headway during peak weekday commute periods). You will note that some of the comments included in this letter address the minimum headway issue.

#### Question Topic Area #1

The Town's PDA application notes that future residential densities in the area will include Residential - Multifamily - High/Medium Density (20-25 du/ac) and Residential - Multifamily - High Density (25-35 du/ac) zones (listed under Part 1i of the PDA application). However, the General Plan zoning map shows only Residential - Multifamily - Low Density (7-12 du/ac) and Residential - Multifamily - Medium Density (13-21 du/ac). Could you confirm whether the apparent discrepancy is a result of the fact that the General Plan map is from the 2010 General Plan and that the proposed 2030 General Plan will have the new designations listed in the PDA application? Could you provide a zoning map of the draft 2030 General Plan?

#### Response

The Land Use Map for the Danville 2010 General Plan (i.e., Figure 5 of the 2010 Plan) contained mapping errors as it did not reflect land use designation changes formalized with the August 1999 adoption of the 2010 Plan. Specifically, with the 1999 action, the Town split the previously existing Residential - Multiple Family - Medium Density (13-21 du/ac) land use designation into two designations, being a Residential - Multiple Family - Low/Medium Density (13-17 du/ac) designation and a Residential - Multiple Family - High/Medium Density (18-22 du/ac) designation. The changes were reflected within the body of the document (see Pages 44, 49 & 50 of the 2010 Plan).

Ms. Sailaja Kurella

March 8, 2012

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Through the process of securing State of California Housing and Community Development Department (HCD) approval of the Danville 2007-2014 Housing Element, the Town secured authorization to have the Regional Housing Needs Allocation (RHNA) shortfall identified in the Housing Element handled through the creation and application of a recalibrated Residential - Multiple Family - High/Medium Density (18-22 du/ac) designation and the creation of a new land use category covering a 25-35 units per acre density. The recalibrated land use designation [retitled to “Residential - Multifamily - High/Medium Density (20-25 du/ac)”] and the new land use designation [preliminarily identified as “Residential - Multifamily - High Density (25-35 du/ac)”] have been incorporated into the Draft Danville 2030 General Plan. The Draft 2030 Plan (along with the associated General Plan EIR) is slated to be released for public review in about two months.

Enclosed please find a table that expands upon the multifamily sites table previously forwarded to you as part of the Town’s PDA application. This table lists all multifamily sites within the Town (including proposed multifamily sites under review through General Plan update) and details both the current land use designations (under the 2010 Plan) and proposed land use designations (under consideration in the Draft 2030 Plan). Note that to recalibrate the Residential - Multiple Family - High/Medium Density (18-22 du/ac) designation contained in the 2010 Plan, it will be necessary to recalibrate the density ranges for all the remaining multifamily land use designations that were included in the 2010 Plan. A corresponding land use map has not been prepared to date. We will forward a copy of the draft land use map for the 2030 Plan once it has been prepared.

Note that the mandate for the RHNA shortfall acknowledged in the Danville 2007-2014 Housing Element is to identify and designate at least two additional acres to a minimum 20 units per acre land use designation (to be handled by the Residential - Multifamily - High/Medium Density (20-25 du/ac) designation) and to identify and designate a minimum of eight acres to a 25 units per acre land use designation (to be handled by the Residential - Multifamily - High Density (25-35 du/ac) designation). The Draft 2030 Plan and the associated EIR have been structured to allow the Town to consider the merits of changing roughly 2½ times the minimum acreage called for under the RHNA shortfall analysis. Many of those sites would be situated within the PDA area – with the change in land use designation at least peripherally linked to whether the PDA is approved by ABAG/MTC.

### Question Topic Area #2

Is the transit service that is available to the BART stations during AM/PM commute times heavily utilized? Has there been any discussion during your planning processes for the area about increasing transit service, particularly during AM & PM peak commute times? As you note, the current bus service in the area do not quite meet our transit service requirements, but if the buses are heavily utilized by commuters or if service improvements have been recommended in the General Plan, we can make a strong case that this is a transit-oriented community.

Response

The Town has not had an opportunity to check with The County Connection as to ridership since your inquiry nor have we had an opportunity to field check ridership.

It needs to be noted that a total of three different County Connection bus routes pass through the Danville Park and Ride site, which is located within the Downtown Danville PDA. This fact provides the desired transit connectivity as it allows transit riders multiple options to access BART-Walnut Creek, BART-Dublin and the Pleasanton ACE Train station – and the Downtown Danville PDA. A fourth County Connection route serves the PDA but does not stop at the Park and Ride (i.e., Route 321).

The bus routes with a scheduled stop at the Park and Ride site include Route 21 BART-Walnut Creek/San Ramon Transit Center; Route 92X Mitchell Drive Park and Ride to Ace Train Station; and Route 95X BART-Walnut Creek to San Ramon Transit Center. In combination, these routes provide an average headway for weekday peak AM/PM transit periods of 15 to 16 minutes (see enclosed table).

The combination of weekday routes for County Connection Routes 21 and 321 get the Danville Blvd./Hartz Ave./San Ramon Valley Blvd. corridor through the Downtown Danville PDA very close to the 20-minute headway target by and of themselves. As shown on the enclosed map, the Downtown Danville PDA contains nine northbound and nine southbound County Connection bus stops. Routes 21 and 321 make stops at all these bus stop locations.

The enclosed tables provide a representative look at the headways for the weekday peak AM/PM transit periods along the Danville Blvd./Hartz Ave./San Ramon Valley Blvd. corridor that transects the PDA. Per the information provided in the table, the corridor is served with a 22 minute average headway during weekday peak AM/PM transit periods just by Routes 21 and 321. This weekday peak AM/PM transit period headway calculation is likely different than the previously estimated headways as it accounts for a supplementary bus route (i.e., Route 321) not accounted for in the PDA application packet (or in the Draft Danville 2030 General Plan).

As discussed in the PDA application packet, the Danville Park and Ride - at 246 spaces and occupying over six-plus acres - represents a significant resource to the transit network. As indicated in the PDA application material, the presence of private-sector bus-pooling operating weekdays out of the Park and Ride supplements the County Connection bus service described above.

Supplementing bus service to the PDA is the presence of the Iron Horse Trail – which serves as the commute choice for numerous Danville residents and Danville employees. It can be reasonably argued that the presence of this transit facility equates to the transit value of one or two additional County Connection buses per each commute period. Specifically, since the

Iron Horse Trail reasonably sees use by some 20-40 daily commuters coming onto, or exiting off of, the trail facility for work-related trips – this facility has the equivalent value of another one or two County Connection buses traveling through the PDA.

The Draft Danville 2030 General Plan includes language underscoring the value of the Iron Horse Trail as a part of the overall transit network. The following is an excerpt from the Mobility Chapter of the Draft 2030 Plan:

“Bicycling is a healthy, environmentally sustainable mode of travel. While cycling has traditionally been regarded as a form of recreation in Danville, it can also be a viable means of traveling to school, shopping, work, and other destinations. Facilities such as the Iron Horse Trail are particularly important, as they connect Danville to two BART stations, major employment centers, and the surrounding region. The Iron Horse Trail also connects residential neighborhoods to one another, to Downtown, and to local schools and parks, and to cities along the I-680 corridor from Dublin to Concord.”

The Mobility Chapter of the Draft 2030 Plan also includes the following discussion about the Iron Horse Trail:

“The Iron Horse Trail Corridor, formerly the Southern Pacific Railroad, runs from Concord south through Pleasant Hill, Walnut Creek, Danville, San Ramon, Dublin, and Pleasanton. The Contra Costa County portion of the Trail is 18.5 miles long and varies in width from 30 to 100 feet. The right-of-way is occupied by various underground utilities and a 10-foot wide, paved multi-use trail that is managed by the East Bay Regional Park District. There are plans to extend the Trail north to Suisun Bay and east to Livermore, bringing the Trail’s total length to a distance of 40 miles.

The Iron Horse Trail is particularly important as an access route to Downtown Danville and makes cycling a viable alternative to driving Downtown for many residents. The Trail also attracts recreational bicyclists from across the region, helping to support Downtown businesses. A signalized mid-block crossing was installed in Downtown Danville in conjunction with development of the Iron Horse Plaza Shopping Center, providing safe at-grade access across San Ramon Valley Boulevard. At several other street trail crossings in Danville, the trail is equipped with lighted in-ground crosswalk sensors or flashing beacons. The trail continues to cross several major Danville thoroughfares at-grade, including Sycamore Valley Road and Crow Canyon Road, just east of I-680.”

As regards general discussion of public transit service in Danville (and consideration of supporting enhanced transit service specifically), the Mobility Section of the Draft 2030 Plan includes the following language:

“Public Transit Service in Danville

Local bus service is provided to Danville by Central Contra Costa Transit Authority (CCCTA), or “County Connection.” Service has been significantly reduced since 1999 in response to reduced State funding. The County Connection operates three types of bus service in Danville.

The primary service is a weekday route (Route 21) that connects the Walnut Creek BART station with the San Ramon Intermodal Transit Center in Bishop Ranch Business Park in half hour intervals from 7:20 A.M. to 11:20 P.M. The bus travels along Danville Boulevard, Hartz Avenue, and San Ramon Valley Boulevard, with a stop at the Danville Park and Ride lot on Sycamore Valley Road.

Second, CCTA provides two express bus routes. The first (Route 95X) provides service between the Walnut Creek BART station and the San Ramon Intermodal Transit Facility. This service runs only on weekdays, from approximately 6:30 A.M. to 9:00 A.M. and from 4:00 P.M. to 7:00 P.M. The second (Route 92X) provides service from Walnut Creek to the Altamont Commuter Express (A.C.E.) train station in Pleasanton. Both bus routes stop at the Danville Park and Ride several times a day.

The third type of service is a “school tripper” (Route 623) that runs on a limited service basis, providing service primarily to school children. It begins at Alamo Plaza on Danville Boulevard and winds its way eastward and southward to the City of San Ramon.

Public transit in Danville is supplemented by TRAFFIX, a local student transportation program. The goal of TRAFFIX is to reduce peak period congestion near school campuses. The program offers subsidized transportation for children in the most congested areas of the San Ramon Valley (see the Implementation section of this chapter for more information).

Several privately sponsored vanpools operate from areas in and around Danville, providing guaranteed seating and direct service on a monthly fee basis. Patrons are picked up at the Sycamore Valley/ I-680 park and ride lot (discussed below) or at other points near the I-680 freeway ramps and are taken to major work locations throughout the Bay Area in San Francisco and other cities. There may be opportunities to supplement these types of services in the future as the mobility needs of Danville residents and workers change and travel patterns evolve.”

Discussion continues later in the Mobility Chapter of the Draft 2030 Plan as follows:

#### “Transit Service in Danville/Transportation System Management

Danville will continue to pursue transit service improvements, with a focus on three primary user groups:

- Commuters, including residents commuting out of Danville to work and those commuting into Downtown Danville for work
- Persons without access to a motor vehicle, including students and lower income households
- Those with special transportation needs such as the elderly and disabled.”

Because funding for transit is very limited, it is important that solutions are practical and respond to the land uses and demographics of the community. County Connection service has decreased in recent years while the rate of auto ownership in Danville has increased. Reversing these trends will require creative approaches that redefine what we conventionally think of as “public transportation”.

New types of service should be explored to supplement the traditional fixed route services along Danville Boulevard/ Railroad/ San Ramon Valley Boulevard and I-680. These could include demand-responsive dial-a-ride services, car-sharing programs, and potentially a circulator bus that loops from the Sycamore Valley Park-and-Ride through Downtown Danville.”

Demographic projections suggest that a majority of Danville residents will commute to jobs in other cities in the future. Thus, increases in express bus service from Danville to the BART stations and nearby employment centers will be needed. As these services increase, the adequacy of the Sycamore Valley Park and Ride lot will need to be evaluated. The lot already is used as an informal pick up spot for corporate vans and shuttles, and could see higher demand and use in the future.”

The Park and Ride lot is also the point of arrival for persons taking express buses from the BART stations into Danville, either to go to work (in Downtown Danville) or to shop and patronize local businesses. Pedestrian connections from the Park and Ride to Downtown should be improved. As noted above, a circulator bus or van could provide a connection from the lot into Old Town Danville and other nearby destinations.”

Land use decisions will become a more important part of public transit strategies in the future. By focusing new development near the Town’s major north-south transit corridor, ridership levels may increase and transit may become more viable. Likewise, transit can become a more attractive option if bus waiting areas are well designed and located, and the buses themselves are comfortable and reliable. Bus service can also be improved if the number of transfers to reach destinations is reduced, and if service is coordinated with other modes of travel, such as BART.”

The availability of funding continues to be the most challenging issue facing transit operations. The Town of Danville will continue to advocate for the maintenance of existing transit services and stable sources of funding for future services. The Town should also ensure that any funds invested in transit are reinforced by land use decisions which make the most of these investments. The broadest range of options possible should be considered to provide the routing and service frequency needed to make transit a viable alternative to driving.”

Public transit services will continue to be supplemented by ridesharing and vanpooling programs, including those implemented through the County’s 511 program. These include employer programs for telecommuting and flexible work schedules, reduced transit fare programs, school ride matching programs, and incentives which create alternatives to solo occupancy driving.”

The corresponding general plan policies within the Mobility Section of the Draft 2030 Plan pertaining to supporting public transit service in Danville are as follows:

Multi-Modal Circulation Policy

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|-------|--|--|
| 11.10 | Recognize the special needs of persons with mobility limitations, including youth, seniors, and persons with disabilities, in the planning and operation of Danville's transportation system and services. | <ul style="list-style-type: none"><li>• Local Transit Plan</li><li>• Intergovernmental Coordination</li><li>• Traffic Safety Program</li></ul> |
|-------|--|--|

Transportation Choice Policies

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|-------|--|---|
| 13.01 | Support an expanded bus transit system in Danville which is integrated with surrounding communities and coordinated through CCCTA (County Connection) and other transportation agencies in the Tri-Valley area.  | <ul style="list-style-type: none"><li>• Intergovernmental Coordination</li><li>• Local Transit Plan</li><li>• TRAFFIX</li></ul>                           |
| 13.02 | Encourage private and quasi-public transit services which complement the CCCTA public transit system, such as shuttle buses, circulators, deviated fixed route services, and corporate vanpools.<br><br><i>Such services can effectively expand the reach and frequency of the transit system, making it more practical to travel without a private automobile. Some of these services operate on an on-demand basis and others may operate on a regular schedule.</i> | <ul style="list-style-type: none"><li>• Local Transit Plan</li><li>• Intergovernmental Coordination</li></ul>   |
| 13.03 | Support the development of passenger amenities which facilitate transit use, such as information on scheduled arrival times and appropriately located bus stops.   | <ul style="list-style-type: none"><li>• Local Transit Plan</li><li>• Street Beautification Guidelines</li><li>• Downtown Master Plan/ Ordinance</li></ul> |
| 13.04 | Encourage ridesharing, car and vanpooling, infrastructure (such as the Sycamore Valley Road park and ride lot) and other alternative modes to the services which reduce the need to travel by single-occupant automobile. <i>(Editor's Note: incorporates former 15.04)</i>  | <ul style="list-style-type: none"><li>• Transportation Systems Management Measures</li><li>• Intergovernmental Coordination</li><li>• TRAFFIX</li></ul>   |

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|-------|--|--|
| 13.06 | Review all planned road improvement projects to ensure that the needs of pedestrians, bicyclists, and persons with special needs are considered. | <ul style="list-style-type: none"><li>• Capital Improvement Program</li></ul>  |
| 13.07 | Support educational programs which promote bicycle and pedestrian safety, and the health benefits of bicycling and walking.                      | <ul style="list-style-type: none"><li>• Street Smarts</li><li>• Safe Routes to School</li></ul>                                    |
| 13.08 | Support the concepts of car-sharing and bike-sharing as an alternative to private car and bike ownership.  | <ul style="list-style-type: none"><li>• Development Review</li><li>• Downtown Master Plan/ Ordinance</li></ul>                     |
| 13.09 | Improve access to Downtown Danville for transit-dependent workers, seniors, and persons traveling without an automobile.                         | <ul style="list-style-type: none"><li>• Capital Improvement Program</li><li>• Grant Funding</li><li>• Local Transit Plan</li></ul> |

*This could include additional pedestrian and bicycle crossings of San Ramon Creek, better connections between the Sycamore Valley Road park-and-ride lot and Downtown, and similar improvements. It could also include improved paratransit for seniors and others with mobility limitations who rely on downtown services and businesses.*

#### Regional Leadership Policies

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|-------|---|--|
| 16.09 | Support continued bus access from Danville to BART stations, Amtrak, Altamont Commuter Express, and other rail systems. | <ul style="list-style-type: none"><li>• Intergovernmental Coordination</li></ul> |
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#### Question Topic Area #3

Could you please summarize the recommendations from the Downtown Parking Assessment Study? Were the topics of parking standard reductions, P/TDM strategies, etc. considered or recommended?

#### Response

The following narrative in the Mobility Section of the Draft 2030 Plan provides a summary of the Downtown Parking Management Plan (followed by pertinent draft policies):

#### “Downtown Parking Management Plan

In 2010, the Town approved a plan to improve parking for Downtown business patrons by redirecting employee parking to the perimeter of the Downtown area. The plan is part of a broader Economic Development Strategy to promote Downtown Danville’s businesses. The Plan adjusts hourly limits on parking and modifies the Employee Permit Parking Program to apply higher fees for parking in high-demand areas. The plan also addresses licensing of valet parking, parking enforcement, and other parking-related topics.”

#### *Proposed Revisions or Actions*

*The Downtown Parking Management Strategy will should be periodically revised in response to future development approvals, transportation improvements, economic conditions, Downtown business needs, changes to the Downtown Business District Ordinance, and future parking supply and demand studies. In the event that Downtown is formally designated as a Priority Development Area (PDA), new approaches to parking management may be needed to reinforce the area’s role as a pedestrian district.”*

#### Multi-Modal Circulation Policy

- |       |   |                                    |
|-------|---|------------------------------------|
| 11.09 | Implement parking management strategies in Downtown Danville which meet the needs of local businesses, patrons, residents, and employees. | • Downtown Parking Management Plan |
|-------|---|------------------------------------|

#### Integrating Land Use and Circulation Policies

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|-------|---|---|
| 14.07 | Support the use of parking lots which can be shared by multiple users, particularly for activities with different peak demand times.<br><br><i>This could include shared parking lots for public uses, such as local schools and Town parks, as well as private uses such as Downtown offices (who use the spaces during the day) and restaurants (who use the spaces in the evening). It could also include the designation of additional commuter parking spaces or satellite parking spaces within parking lots that are underutilized during commute hours.</i> | •Downtown Parking Management Plan<br>• Development Review |
|-------|---|---|

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14.08

Allow reduced parking requirements for projects which are likely to have lower rates of vehicle use (such as senior housing) or which include shared parking facilities or other provisions which reduce off-street parking needs.

- Zoning Regulations
- Development Review

#### Question Topic Area #4

Are you anticipating that a specific plan will be developed for the area, or do you feel the 2030 General Plan, once adopted, will be sufficient?

#### Response

The Draft Danville 2030 General Plan strives to fully integrate the concepts of the PDA into Danville's future. We can provide you a link to the full document to allow you to better grasp the nature and scope of the PDA discussion. As indicated above, the Draft Danville 2030 General Plan and the associate General Plan EIR are anticipated to be circulated for public review in the next couple of months.

Questions you may have regarding this material may be directed to my attention at (925) 314-3305 at your convenience.

Sincerely,

Kevin J. Gailey, AICP  
Chief of Planning

**Date:** February 29, 2012 4:57:09 PM PST

**To:** [kennethk@abag.ca.gov](mailto:kennethk@abag.ca.gov)

**Cc:** [jackieR@abag.ca.gov](mailto:jackieR@abag.ca.gov)

**Subject: PDA designation for San Mateo County Midcoast "rural corridor"**

Dear Mr. Kirkey:

San Mateo County has a jobs/housing imbalance, which leads to long commute distances from around the Bay Area to County Bayside jobs center. The County needs more housing near jobs and transit corridors to reduce vehicle miles traveled (VMT) and greenhouse gas emissions.

The San Mateo County Coastside is one of the outlying areas providing housing for Bayside jobs, and thus has the opposite jobs/housing imbalance. The only local transit is inadequate bus service. There is no transit connection to Bayside jobs. Building more housing on the Coastside, far from the jobs center and transit corridor will not help reduce VMT and greenhouse gas emissions.

The Coastside's unique scenic and environmental resources are a treasure to be shared with all Californians. This area, without transit connections and isolated from the Bayside jobs center, is best preserved as a small town farming, fishing, and visitor-serving destination, and the jobs that support that. How can this possibly be considered a Priority Development Area? The designation will conflict with the CA Coastal Act and the San Mateo County Local Coastal Program.

Local residents were not consulted about the County's plans to apply for PDA designation for the Midcoast. We learned about it only at the last minute when it appeared on the Board of Supervisors' consent agenda.

In the spirit of SB 375, Coastside VMT and greenhouse gas emissions can be reduced by improving local bus service and building the Hwy 1 multi-modal trail and safe highway crossings, not by making this a Priority Development Area.

Thank you for the opportunity to comment,

Lisa Ketcham

172 Culebra Ln.

Moss Beach, CA 94038

Date: Wed, Feb 29, 2012 at 4:21 PM

Subject: Comment on Application for PDA Status for the San Mateo County Midcoast Urban Area

To: [kennethk@abag.ca.gov](mailto:kennethk@abag.ca.gov)

Dear Mr. Kirkey: As a 41 year resident of the San Mateo County Midcoast area, I have many concerns about the County's recent application for Priority Development Status. The Midcoast is an unincorporated area made up of subdivisions created over 100 years ago and is limited in its ability to accommodate new development. There are many environmental hazards like earthquake faults, erosion, flooding, tsunami zones and sea level rise that make many areas inappropriate for new building. In addition, the area is challenged by inadequate highway capacity, water availability and sewer services.

As part of the Coastal Zone, the Midcoast is subject to the regulations of the California Coastal Act. There has been little information available about how designation as a PDA will affect the Coastal Act protections that a majority of Californians voted into law and still overwhelmingly support. Evaluating how much additional development the area can support is an ongoing process and projections have been consistently downgraded with good reason over past decades.

There is a severe lack of public transportation on the Midcoast. The idea of building additional housing according to a model for transit-oriented development in area with almost no reliable public transit is absurd. Every time our local transit agency faces a budget shortfall, the one transit line we have on the Midcoast is threatened with elimination. The last time, senior citizens and those without motor vehicles who depend on the buses to go to and from work and school banded together and submitted a petition signed by over 400 desperate transit users, begging that bus service on the Midcoast be spared. If it were not for this organized, time-intensive effort, there is a very good chance that we would have lost the only public transportation we have, meager and inconvenient though it is.

While I understand the County's desire to receive funds for local planning projects, the Midcoast is not the appropriate place to receive the PDA designation. Investing funds here would be a misuse of public money that could be used far more effectively in areas with transit, more urban development patterns and better infrastructure. I urge you to remove the Midcoast from consideration for PDA designation.

Thank you so much for the opportunity to make my views known,

April Vargas  
PO Box 370265  
Montara, CA 94037  
[650-207-2729](tel:650-207-2729)



**Date:** 2/6/2012 4:17:49 PM

**To:** [KennethK@abag.ca.gov](mailto:KennethK@abag.ca.gov)

**Cc:** [JackieR@abag.ca.gov](mailto:JackieR@abag.ca.gov)

**Subject:** Priority Development Areas

I am writing regarding designations of PDAs in Sonoma County. I am concerned that the 5 PDAs in Sonoma County - Forestville, Guernville, Penngrove, The Springs and Graton are all in rural areas and hardly immediately adjacent to metropolitan areas. Further, the designations were placed on the consent calendar of the Board of Supervisors, making me wonder if the designations were adequately vetted by the public who live in those local communities. I wonder if residents of those areas would consider their communities as candidates for focused growth as defined in the FOCUS overview.

It is my understanding that PDAs are to "....support focused growth by accommodating growth as mixed use, infill development near transit and job centers, with an emphasis on housing...." If that is an accurate portrayal of the purpose of PDAs, the Sonoma County areas proposed as PDAs do not seem to meet the criteria. Not one of them is located near transit - certainly not close to a proposed SMART passenger rail station - few if any are even served by Sonoma County Transit buses and if so are at the most minimal of service schedules. Neither are they located such that they could possibly meet the definition of infill development, being in the outlying areas far from incorporated city limits, with the requisite empty infill parcels that constitute the definition of a candidate for infill development opportunities. There certainly are no job centers in any of the 5 areas.

I am mystified why an unincorporated county area such as Roseland, close to downtown Santa Rosa and adjacent to its city boundaries which would seem to better meet the definition was not designated. Having lost redevelopment support for a major planned mixed use development that would have translated into many jobs, parks and affordable housing, the Roseland area would seem far better suited as a PDA. And Roseland would be better served, having plenty of vacant and underdeveloped parcels for infill, mixed use development opportunities. The area has a great need and strong community based support for residential/affordable housing opportunities and the mixed use development with attendant jobs recently lost to the demise of redevelopment. And while not immediately adjacent to a proposed SMART station, it is a 15 minute walk from the Railroad Square SMART Station and an easy bike or shuttle ride w/ City Bus service.

I admit to being a late comer to this process. However, having been an advocate of mixed use transit based development and affordable housing for many years when I lived and served as an elected in the East Bay, I find the designations curious to say the least.

Thank you for your consideration of my comments.

Norma Jellison  
PO Box 1636  
Bodega Bay CA 94923



SIERRA  
CLUB  
FOUNDED 1892

Ken Kirkey, Director of Planning  
ABAG  
P. O. Box 2050  
Oakland, CA 94604-2050

March 8, 2012

**Re: Applications by San Mateo County for Priority Development Area status for the Midcoast area and by Sonoma County for the Graton, Forestville, Guerneville, and Penngrove areas**

Dear Mr. Kirkey,

On behalf of the Redwood Chapter, San Francisco Bay Chapter and Loma Prieta Chapters of the Sierra Club we have a strong interest in MTC & ABAG's ongoing efforts to reduce vehicle miles traveled in the Bay Area and to encourage growth patterns that support that objective.

We support the idea that "Priority Development Areas" (PDAs) with higher density housing and higher employment opportunities should be identified along major transportation corridors served by public transit. However, the use of such designations to address the needs of unincorporated, low population areas not located on major corridors nor served by significant public transit appears to undermine the idea. Should such areas have specific focused needs that have the support of local shareholders then such needs can be addressed without the PDA designation being deployed.

The Sierra Club is also committed to the public process and we are disappointed at the dearth of outreach to the affected communities in both counties preceding these applications.

We ask that the applications referenced above not be forwarded for approval and that San Mateo County and Sonoma County be offered a more appropriate avenue of funding for needed projects.

Cordially,

Jay Halcomb

Redwood Chapter  
Chair

Arthur Feinstein

San Francisco Bay Chapter  
Chair

Ginny Laibl

Loma Prieta Chapter  
Chair

As a resident of El Granada, Ca for more than a quarter century, I am greatly disturbed about designating the Highway 1 corridor from Devil's slide south portal to Half Moon Bay as a PDA. I understand the use of PDA should occur when an area has higher density housing, higher density employment opportunities along major transportation routes served by public transit. Highway 1 from the south portal of Devil's Slide portal to Half Moon Bay does not fit this description.

Should the requirements of the Midcoast grow to fit the description of what's needed to qualify for a PDA, then it would make sense to do so. As a MidCoast resident, I oppose our pristine surroundings designated a PDA.

Please feel free to contact me at your leisure.

Sincerely,

Robert D Kline  
600 Isabella Road  
El Granada, Ca 94018  
Phone : 650-726-9300

Hello,

As a resident of the coast for 15 years, I am writing to request that ABAG deny the approval of the PDA Application for the unincorporated San Mateo Midcoast, submitted by the San Mateo Planning and Building department.

The community had not been informed of our County's plan to apply for the PDA designation, nor the possible impacts it could have on our unincorporated communities for years to come. The PDA application was on the Board of Supervisor's consent agenda. There was no opportunity for our residents to be educated on a very complicated program. The public workshops that were held (not in our area) have been consistently full and to my knowledge did not address the issue of the "Rural Corridor" place type.

Actually, the concept of designating the Midcoast as a "Rural Corridor " is incongruent with the original intent of SB 375, namely, planning for housing and jobs near transit. Our public transportation is extremely meager. As a mom, I have had a very difficult time just getting my child from El Granada to Half Moon Bay, a 5- 6 mile trips, because of minimal public transportation. The only shuttle and bus we do have has consistently been threatened to be discontinued because of lack of funding.

On the Midcoast housing greatly exceeds the amount of jobs. Our residents cannot take public transportation to employment on the Bayside, it doesn't exist. In addition, our LCP as not been approved by the Coastal Commission, yet all new development must be in unison with the LCP. This, in and of itself, has the potential to wreak havoc in coastal planning.

Once again, I am asking that you deny the PDA application for the unincorporated Midcoast of San Mateo County.

Sincerely,

Laura Stein  
PO Box 246  
El Granada, CA 94018  
650-678-4084

Dear Ken Kirkey and ABAG Executive Board,

>  
> As a San Mateo County resident, I am interested in how our  
> county addresses the needs of voters in unincorporated, low  
> population areas. San Mateo County did not adequately  
> inform or involve local residents of the unincorporated  
> rural communities in its plan to seek PDA designation. San  
> Mateo County Supervisors had no idea whether local  
> residents/voters/taxpayers of Montara, Moss Beach, El  
> Granada, Princeton and Miramar wanted their communities to  
> become PDAs when they voted to approve the proposed Rural PDA  
> status.

>  
> I do agree with plans to locate housing development near  
> transit corridors and public transportation to reduce the  
> miles we have to travel to work. How can your regional  
> planning association suggest that increasing housing  
> development on the Midcoast of San Mateo county will  
> decrease travel miles? Already hundreds of cars commute over  
> the mountains from the Coastsides daily to jobs on the  
> Bayside. There are very few jobs on the Coastsides.  
> People come to the Coastsides because of its rugged and  
> unspoiled ocean views and trails, to get away from fixed  
> public transportation (Caltrain/BART) and major transit  
> corridors (Hwy 101/El Camino Real). People come to the  
> Midcoast to escape urban sprawl and enjoy the natural beauty  
> of its coast and mountains.

>  
> Designating small Midcoast communities as PDAs to justify  
> new housing development will not address the needs of  
> Coastsides residents and visitors. The planned build out  
> collides with some insurmountable facts: lack of potable  
> water, already overextended sewer connections, lack of  
> sewage treatment facilities, earthquake zones, coastal  
> flooding and sea level rise, steep, cliff and bluff erosion,  
> and ignores the Local Coastal Program and Coastal Act  
> priorities and required reviews of all future development.

>  
> PDA designation is just not appropriate for small, rural,  
> coastal communities.

>  
> Please include this letter in the staff report for the March  
> 15th ABAG Executive Board Meeting.

>  
>  
> Lee Fernandez  
> 405 Industrial Rd.  
> San Carlos, CA  
> 94070

William & Beihua Kehoe

891 Kelmore St.

Moss Beach, CA 94038

March 11, 2012

Ken Kirkey, Director of Planning, ([kennethk@abag.ca.gov](mailto:kennethk@abag.ca.gov)),

Ezra Rapport, Secretary-Treasurer, ([ezrar@abag.ca.gov](mailto:ezrar@abag.ca.gov)),

Jackie Reinhart ([JackieR@ABAG.ca.gov](mailto:JackieR@ABAG.ca.gov)) and

Dayle Farina ([DayleF@ABAG.ca.gov](mailto:DayleF@ABAG.ca.gov)).

Association of Bay Area Governments

101 Eighth St.

Oakland CA 94607

Subject: San Mateo County (SMC) Application for Priority Development Area (PDA) status for the Midcoast urban area

Dear Ken Kirkey et al:

I respectfully request that you deny San Mateo County's request to designate the SR 1 (Hwy 1) corridor on the San Mateo coast as a Rural Corridor place type so that SMC can apply for Priority Development Area funding.

It is my understanding that the objective of PDAs is to reduce congestion and environmental pollution by developing housing and services near job centers and transportation corridors. Neither of these objectives will be reached in the development of the Midcoast.

The Midcoast area consists of the five unincorporated communities of Montara, Moss Beach, El Granada, Princeton, and Miramar, which are located entirely within the County's Coastal Zone. The primary industry is visitor serving businesses (hotels, restaurants, shops ...), fishing and

agriculture. However, the majority of coastsiders commute "over the hill" to either San Francisco or Silicon Valley for their livelihood. We are served by only two SAMTRANS buses (#17 & #294). Route 17 (Montara to HMB) 90-min interval 8-6 (9-5 Sun); 60-min interval 6- 8 AM weekdays and Route 294 (Pacifica to San Mateo) 90-min interval 8-6 weekdays only, do not meet any real definition of a transportation corridor. It is notable that even this minimal SAMTRANS service has been difficult to maintain over the past several years due to revenues from ridership not justifying the costs.

Another issue to consider is the Midcoast area has significant constraints to new development, both geological (faults, erosion, slides) and topographical (coastal range, coastal plain, limited transportation corridors) which limit future expansion. There are potential conflicts with the certified County LCP in which housing has the lowest priority land use under the Coastal Act. Also, there is inadequate infrastructure, including water, sewer, and highway capacity, to accommodate the current planned build out of in this area. Likewise, because of the limited access to the Midcoast, the lack of critical mass of supportive industries and the limit of a large diversified labor pool, it is highly unlikely that there will be any significant job increases which would allow for a good balance of jobs/homes to justify this request.

Finally, although I am writing this letter as an individual, I serve as Chair on the Midcoast Community Council (MCC), a Municipal Advisory Council (MAC) to the San Mateo County Board of Supervisors (BoS), and contrary to the County's claim that this application was discussed at one of the MCC's public meetings in 2011, I can affirm that this was not presented in any coherent form. The MCC sent a letter (attached) to the BoS on January 23, 2012 asking for a delay in their application so the implications could be studied and the public informed but the Board decided to proceed anyway. This lack of public process should not be ignored and I ask you to remove the Midcoast from consideration for PDA designation.

Sincerely,

Bill & Beihua Kehoe  
Moss Beach, CA  
650-728-7255

March 11, 2012

Attn: Ken Kirkey, Ezra Rapport, Jackie Reinhart, and Dayle Farina

I am writing to you in support of the Committee for Green Foothills; the Redwood Chapter, the Loma Prieta Chapter and the San Francisco Bay Chapter of the Sierra Club; and others in opposition to the establishment of rural PDA's. Rather than repeat the well researched, well reasoned and well stated points each has made. please use my note as an endorsement of those points. I believe this is a well intentioned effort to try to direct much needed funds to areas with little ability to generate them. However, the consequences of such a change in designation will undo the intent of the original legislation.

Please vote 'NO' on Rural PDAs. Then find ways to improve the infrastructure of rural areas while maintaining them as a much needed refuge between the dense urban areas.

Sincerely

Kathryn Slater Carter

[ksc@sonic.net](mailto:ksc@sonic.net)

650.346.5255

P.O. 370321  
Montara, Ca  
94037

Hi, Jackie,

Thank you for your email about the process.

I understand ABAG planning staff is not recommending designating the Rheem planning area a priority development area. I understand staff's reasoning, but I thought it beneficial to provide some additional background and information.

The General Plan does not show significant density for the entire area, but the Town expanded the PDA to accommodate ABAG's minimum size requirements. In addition, the Town submitted its application in advance of a planned General Plan Amendment for the Rheem Planning Area, wherein the Town anticipates higher, mixed use densities. Finally, the area is a concentration for jobs. Between long-term planning for higher density housing and job concentration, the Town of Moraga felt the Rheem provided a good model for planning a mixed use village with easy access to two BART stations.

The Town concurs with ABAG's assessment regarding transit service, though the Town also finds it ironic. Not long ago, Moraga had 20-minute headways for County Connection buses to Orinda and Lafayette BART. Recently, bus service has increasingly been cut. Moraga is a pilot program for a Realtime Ridesharing program with Contra Costa County Transportation Authority (CCTA) to improve our connection to BART via alternative means, but it isn't enough. Ideally, a regular circular or shuttle would provide service between the Rheem and Moraga Center and the two neighboring BART stations, with 15-minute headways. This circular or shuttle system would diminish Moragan's dependence on the auto, improve pedestrian and bicycle circulation, alleviate traffic congestion, improve overall connectivity, and benefit Moraga's residents and workers, many of whom live outside of Moraga.

In other words, the Town sees the value, regional benefit, and long-term vision of naming the Rheem area a Priority Development Area.

Please forward our comments to the ABAG Regional Planning Committee.

Regards,

Shawna Brekke-Read  
Planning Director  
Town of Moraga  
925/888-7043

Dear Chair Luce and ABAG Executive Board members,

The Coastside Bicycle Coalition supports the concerns outlined in the three attached letters from the Sierra Club, Greenbelt Alliance, and Committee for Green Foothills regarding the proposed San Mateo County unincorporated Midcoast Rural Priority Development Area (PDA).

The Coastside Bicycle Coalition is concerned about the lack of local participation in the County's recent decision to apply for a PDA designation in the unincorporated Midcoast. We did not receive adequate notification about the County PDA application. We are very concerned that this item was put on the Board of Supervisors consent calendar without first vetting it through the public.

Please include the San Jose Mercury News article regarding the proposed Midcoast PDA in the March 15, 2012 Executive Board staff report. Link: [http://www.mercurynews.com/san-mateo-county-times/ci\\_20132790/rural-san-mateo-county-activists-and-others-around](http://www.mercurynews.com/san-mateo-county-times/ci_20132790/rural-san-mateo-county-activists-and-others-around)

The Coastside Bicycle Coalition supports reducing auto travel and improving bicycle and pedestrian safety; however, Measure A is the appropriate avenue for funding these projects.

We respectfully request that ABAG not approve the proposed PDA for the unincorporated Midcoast.

Sincerely,

Sabrina Brennan

COASTSIDE BICYCLE COALITION Serving San Mateo County Bicyclists

# Midcoast Community Council

*An elected Municipal Advisory Council to the San Mateo County Board of Supervisors  
Serving 12,000 coastal residents*

**Bill Kehoe**  
Chair

**Laura Stein**  
Vice-Chair

**Lisa Ketcham**  
Secretary

**Bob Kline**  
Treasurer

**Len Erickson**

**Dan Haggerty**

**David Vespremi**

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January 23, 2012

President Adrienne Tissier and Members  
San Mateo County Board of Supervisors  
400 County Center  
Redwood City, CA 94063

Subject: BoS Consent Agenda Item 27 (1/24/12) – Resolution in support of the application for Priority Development Area status for the Midcoast Urban Area.

Honorable President and Members of the Board of Supervisors:

The staff report for this item states that the “concept of a PDA for the Midcoast was discussed with the MCC in 2011”. None of the four continuing councilmembers who were on the 2011 MCC, feel that an adequate discussion of the PDA concept occurred. We have received public comment with the same concerns.

We don’t see the urgency to bypass the public process due to potential delay in one possible funding opportunity. The Hwy 1 Mobility Study conceptual plan has not yet received public comment and approval, following which development of an Action Plan would still be needed. Therefore, the prospect of a delay of one year on project funding does not seem critical. It is also important that project reviews and permitting not be rushed due to the pressure of grant-spending deadlines.

The staff report states that the County proposed the Midcoast Urban Area as a Mixed-Use Corridor type of Growth Opportunity Area (GOA) in 2011, but this was not included in the ABAG 2011 Vision Scenario. When the “Rural Corridor” place type was created in September 2011, the County determined to apply for Midcoast PDA status under that definition. There was abundant time to bring this idea to the MCC for community discussion.

We note that applications for Priority Development Area designation are received and reviewed on a quarterly basis. We ask that you delay consideration of application for Midcoast PDA designation for 45 days in order to give the community time to study and thoroughly understand the ramifications of this step.

Thank you for your consideration.

s/Bill Kehoe  
Chair, Midcoast Community Council

Chair Mark Luce and Executive Board  
Association of Bay Area Governments  
101 8<sup>th</sup> Street  
Oakland, CA 94607

March 9, 2012

**Re: Proposed new Priority Development Areas**

Dear Chair Luce and ABAG Executive Board members,

The undersigned organizations wish to comment on the proposed Priority Development Area applications and on the new Rural Town Center/Rural Corridor and Employment Center PDA place types. We make the following requests of the Board:

- 1. Do not approve any of the Rural Town Center/Rural Corridor or Employment Center PDA applications.**
- 2. Remove the Rural Town Center/Rural Corridor and Employment Center place types from the PDA framework; direct staff to develop alternative approaches to addressing the needs of these areas through a robust, thoughtful policy development effort that engages all stakeholders.**
- 3. If you do choose to approve any Rural Town Center/Rural Corridor or Employment Center PDA applications, ask staff to provide detailed information verifying that the application meets all the criteria you adopted for that place type.**

Our reasons for making these requests are as follows:

**The new place types could lead to outcomes that run counter to the goals of FOCUS and the SCS**

The core PDA framework was created primarily to address three essential regional goals:

1. Minimize sprawl development by focusing growth in existing developed areas
2. Reduce vehicle miles traveled by focusing growth near transit
3. Address the region's chronic housing shortage by encouraging the production of housing

Encouraging economic development and helping rural areas become more complete communities are also important regional goals. However, these are complex policy issues that need to be thought through as carefully and comprehensively as was the original PDA framework. If they are not, we risk not only running counter to the original goals of the PDA framework but also missing the mark on maximizing progress toward the new goals. Specifically:

*The Rural Town Center/Rural Corridor place type risks promoting sprawl*

Throughout the SCS process, the Priority Development Areas have been described and used as the places that will accommodate the vast majority of the region's growth moving forward. Rural areas far from transit and job centers are simply not the right place to accommodate large amount of market-rate growth, though they may need targeted, well-planned housing growth to accommodate lower-income workers. Yet rural areas that are "being planned for more housing" are eligible for the PDA designation.

In addition, the criteria say nothing about the form or quantity of proposed development, which could easily lead to sprawl. For example, the San Mateo Midcoast PDA application proposes 1000 new homes at densities as low as 2 units/acre.

If the intent of the Rural Town Center/Rural Corridor place type is *not* to encourage more growth in outlying rural areas but is instead simply to make existing rural areas more complete communities and improve connectivity, then this should be done outside the Priority Development Area framework.

*The Rural Town Center/Rural Corridor place type risks increasing VMT*

Most Rural Town Center/Rural Corridor areas are far from job centers and are not near fixed transit or served by high-quality bus service. Increased development in these locations beyond low-income workforce housing will almost certainly increase vehicle miles traveled and undermine the goals of the SCS.

*The Employment Center framework may not be the best way to maximize economic development*

The Employment Center PDA place type focuses only on making existing job centers more mixed-use and walkable. While this is a good goal, it is likely to have relatively little impact on economic development. There may be more important ways we can use our limited regional dollars to strengthen employment. The Bay Area was recently awarded a grant from the department of Housing and Urban Development to create an economic development strategy for the region. The region should use this process to determine the most effective employment-related policy measures. For example, we may find that using regional funds to incentivize maintaining a sufficient supply of industrial land is a more impactful economic development strategy.

*The Employment Center place type risks exacerbating jobs/housing imbalances*

Making employment centers more mixed-use and pedestrian-friendly are laudable goals. However, without a strong incentive to build homes, jobs-rich areas may continue to add more jobs *without* adding sufficient housing. The current criterion that “The jurisdiction has lower existing jobs per household than the regional average of 1.25 or the jurisdiction has lower future jobs per household in its adopted General Plan than its existing ratio” is insufficient to ensure jurisdictions are continually *building* homes at a rate commensurate with employment growth.

CEOs of Bay Area companies identified “High housing costs for employees” as the number one business challenge every year for the past seven years.<sup>1</sup> Increasing the supply of homes at a rate that keeps pace with employment growth will help the Bay Area retain its regional competitive edge for attracting and retaining job-producing businesses.

*The Employment Center place type risks increasing VMT*

The question of whether employment growth in outlying areas of the region that are currently housing-rich will help or hinder our regional goals is a controversial one. But initial evidence from analysis of the five SCS alternative scenarios shows that the “Outward Growth” scenario does end up with higher VMT than the other scenarios. The current criterion that “The jurisdiction has lower existing jobs per household than the regional average of 1.25 or the jurisdiction has lower future jobs per household in its adopted General Plan than its existing ratio” may actually encourage job growth in outlying, housing-rich locations and thereby increase VMT.

---

<sup>1</sup> CEO Business Climate Surveys 2005-2011, Silicon Valley Leadership Group - <http://svlg.org/press/library>

### **Thoughtful dialogue and sufficient discussion are needed for effective policy development**

As the staff memo notes, the first PDAs were adopted in 2007 following the launch of the FOCUS program. For five years, PDAs were required to meet three criteria:

1. The area is within an existing community.
2. The area is near existing or planned fixed transit (or served by comparable bus service).
3. The area is planned or is planning for more housing.

These criteria were developed through many years of extensive discussion with stakeholders, including local government staff and elected officials as well as members of the public and the nonprofit community. There were many iterations of policy development carefully vetted through ABAG and MTC's own advisory bodies as well as the Executive Board and Commission and their sub-committees.

Since then, similarly detailed and thoughtful work has gone into tailoring funding programs to support the PDAs. These discussions have been based on an understanding of the PDA criteria and framework as it had existed for five years.

The new Rural Town Center/Rural Corridor and Employment Center place types deviate substantially from the core PDA framework. These new place types were adopted by the ABAG Executive Board in September without having been brought to any of the agencies' own advisory boards (e.g. ABAG Regional Policy Committee, MTC Policy Advisory Council, Regional Advisory Working Group or FOCUS Working Group) for discussion before adoption. Nor were the new place types brought to any MTC or ABAG committees or boards for discussion; the proposal was brought exactly once to the ABAG Executive Board for adoption that very night.

A hasty process can result in poor outcomes and ineffective policies, as outlined above. The Executive Board should insist on a more comprehensive process to develop policies in this arena before taking actions.

### **At a minimum, ensure that the nominated PDAs actually meet the adopted criteria**

The criteria for an Employment Center PDA include the requirement that "The jurisdiction has lower existing jobs per household than the regional average of 1.25 or the jurisdiction has lower future jobs per household in its adopted General Plan than its existing ratio."

Staff is recommending adoption of several Employment Center PDAs in jobs-rich Silicon Valley cities such as Mountain View and Sunnyvale. The staff report does not provide information about the current or future jobs per household ratio in these cities, but it seems unlikely that these cities meet this criterion. In fact, the EIR for the Mountain View General Plan 2035 states that under the preferred scenario, the ratio would be "1.9 jobs for every residential unit."

Similarly, we question whether all of the Rural Town Center/Rural Corridor PDA applications meet the criteria that "The areas are existing town centers (not co-terminus with other urban communities) and/or are along a corridor through a rural area" and "Areas have an urban growth boundary or other zoning policy in place, such as an urban service area, to limit sprawling development." From a cursory glance at the San Mateo Midcoast PDA application, it is far from clear that the 5357 acres that are included in that application fit those criteria.

Again, we urge the Board to remove the Rural Town Center/Rural Corridor and Employment Center place types from the PDA framework entirely, and not to approve any PDAs of these types. However, at a minimum, the Board should require a full report - verified by regional agency staff - on whether each proposed PDA meets the criteria, and should not adopt PDAs that do not meet the established criteria.

Thank you for your consideration of our comments.

Sincerely,

Stephanie Reyes  
Policy Director  
Greenbelt Alliance

Allison Brooks  
Chief of Staff  
Reconnecting America

Ed Thompson  
Executive Director  
American Farmland Trust

Sam Tepperman-Gelfant  
Staff Attorney  
Public Advocates

Jeff Hobson  
Deputy Director  
TransForm

Evelyn Stivers  
Field Director  
Non-Profit Housing Association of Northern California



11 March 2012

**To:** Ken Kirkey, Director of Planning  
Ezra Rapport  
Jackie Reinhart  
Dayle Farina  
ABAG  
P.O. Box 2050  
Oakland, CA 94604-2050

**Cc:** ABAG Executive Board  
Sierra Club: Redwood, San Francisco Bay, and Loma Prieta Chapters  
City Council of Palo Alto  
Occupy Mountain View  
Occupy Oakland  
Occupy Palo Alto  
Occupy San Francisco  
Occupy Stanford

***Re: The greenwashing of SB375 and the lack of public accountability in the development process, as illustrated by the handling of San Mateo County's application for Priority Development Area status for the mid-coast area.***

On behalf of the people of the Peninsula, the General Assemblies of Occupy Redwood City, Occupy Half Moon Bay, and Occupy San Jose stands in solidarity with the Redwood, San Francisco Bay, and Loma Prieta Chapters of the Sierra Club in calling on ABAG to reject San Mateo County's application for Priority Development Area (PDA) status for the coastal areas of the Peninsula.

We agree with the spirit of SB375 and that the development of higher density housing and employment opportunities should be focused along major transportation corridors served by public transit. With that in mind:

We see the potential designation of the San Mateo County coast as a PDA as a blatant subversion of SB375 and an attempt by business interests to greenwash development projects on the coast under the mantle of smart growth. As Occupiers, as members of the 99%, and as concerned citizens, we proudly say that ***Rural Development is Not Green.***

We agree with the local Sierra Club chapters that the needs of unincorporated, low population areas should be addressed without a PDA designation that could open up valuable tracts of protected land, open space, and agricultural assets to forced development.

We also decry the near-complete lack of public outreach and accountability in the development process, especially in light of the fact that not a single elected official who sits on the ABAG executive board directly represents the San Mateo County coastline (County Supervisors Pine and Gibson represent

districts that do not include the coast). The recent “Plan Bay Area” workshops were limited to one per county and they were not well publicized in most communities.

We know that these attempts to greenwash projects that ultimately do not help our environment or the people of our state are precisely what occurs when there is a closed process with very little public accountability. While many understand that the Occupy slogan of “We Are the 99%” speaks to economic injustice, we say that the Bay Area’s regional planning process as represented by ABAG is yet another example of the 99% being shut out of the decisions that will affect their lives by the few in power and by the 1%-funded interests to which they’re beholden.

We demand more sunshine to what is a very complex and involved planning process. We kindly call for public workshops to be held in all Bay Area cities and unincorporated communities to provide greater access and transparency. We kindly call on ABAG to reject San Mateo County’s application for a rural-development PDA, as well as Sonoma County’s application for a similar PDA.

Sincerely,

The General Assemblies of

Occupy Redwood City  
Occupy Half Moon Bay  
Occupy San Jose

**We Are the 99%.**

Add this to what would be the long list of correspondence opposing the Midcoast PDA application... something that would no doubt exist if the community were aware its existence. The fact is, the unincorporated San Mateo County Midcoast communities lack representative local government capable of advocating for such an application on their behalf. There is no city council. There is no mayor. We don't even have county supervisors elected by the districts they serve and none of the supervisors live in the area.

It is fair to say that the those acting on behalf of the Midcoast in advancing this application are not at all in tune with the unique needs and challenges of Midcoast residents and in this case in particular, have chosen to act without any input whatsoever from the community.

There has been literally zero public notice or community outreach on this application – not one solitary flier posted, not one workshop or town hall meeting, and despite a request from the Midcoast Community Council, our only local advisory board, no presentation on the relative merits of the application. Quite literally, this has been kept entirely under wraps. As such, there is no indication that the residents of the Midcoast communities are aware of or understand, let alone support, this application.

For this reason alone, the application should be denied for lack of public notice and support.

Separate and apart from this, based on ABAG's screening criteria, the application must be denied.

(1) The area is *not* near existing or planned fixed transit or comparable bus service. There is no light rail system. There are no commuter trains. There is no regular bus service for school children or adult residents. Prior to this application being submitted, there wasn't even discussion of studying the need for, or identifying prospective funding allocations towards, providing commuter services. It is not as though anything along these lines is in the works. Nothing has been done or likely can or will be done to provide a permanent transit solution for the Midcoast. Any discussion of this prospect now should be seen as what it is – lip service to meet ABAG application requirements.

(2) The area is *not* planned for more housing. The Midcoast LCP and its governing authority, the California Coastal Commission – oversee the entire Midcoast, all of which sits inside the Coastal Zone. Housing, and have capped any and all residential and

commercial development under the Midcoast LCP. Further, there is a moratorium on new water and sewer connections going back nearly thirty years.

(3) The areas impacted are *neither* within existing town centers *nor* along a rural corridor. None of the Midcoast communities of Montara, Moss Beach, El Granada, Miramar, or Princeton-By-The-Sea, can be characterized as towns. None of these have a city hall. None of these have a community center. None of these have a public library. In short, these are residential commuter communities as opposed to towns or cities. Although this area was rural in character many decades ago, and remains scenic thanks to the protections afforded us by the Midcoast LCP and the California Coastal Commission, it is a far cry from rural today. Ranching and farming activity – as would be characteristic of a “rural” area – both on a per capita basis and as a median source of employment or revenue is miniscule (single digit percentile).

(4) The areas encompassed are *not* being planned to include a mix of services to reduce vehicle miles traveled and/or for more housing with a mix of supportive services. See points 1 and 2 above.

(5) The areas are *not* being planned for more connectivity (multi-modal improvements, transit for employees and residents, etc.) and increased opportunities for walking and biking. Barring limited funding set aside for a statewide initiative that will see an ongoing expansion of the California Coastal Trail, no such connectivity plan exists today with any semblance of public support or funding, nor would any such plan be feasible as the vast majority of residents commute to either San Francisco or Silicon Valley to work – both of which are approximately equidistant from the Midcoast communities.

(6) The area *does* have an urban growth boundary or other zoning policy in place, such as an urban service area, to limit sprawling development and these policies, including *the Midcoast LCP and the General Plan both of which expressly prohibit high density housing and commercial development.*

For each of the above reasons, my family and I request that you deny the PDA application currently pending.

Sincerely,

David Vespremi

Moss Beach Resident



# Town of Moraga

## PLANNING DEPARTMENT

March 12, 2012

Ms. Jackie Reinhart  
Association of Bay Area Governments  
Via email

**SUBJECT:** Priority Development Area (PDA) Application for the Rheem Planning Area, Town of Moraga

Dear Jackie,

Thank you for your March 6, 2012 email regarding ABAG's process for considering Priority Development Area (PDA) applications. Thanks, too, to Sailaja Kurella for her February 22, 2012 email regarding ABAG staff's recommendation to the Regional Planning Committee. On behalf of the Town of Moraga, I am disappointed that ABAG staff is recommending to deny Moraga's application.

I understand ABAG planning staff's recommendation against designating the Rheem Planning Area a priority development area is based on two primary reasons: (1) The General Plan does not call for high enough densities, and (2) Transit service to nearby BART stations is inadequate. The Town of Moraga understands staff's reasoning, but, on behalf of the Town, I thought it beneficial to provide some additional background and information.

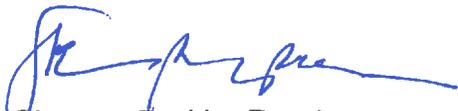
It is correct the 2002 Moraga General Plan does not show significant density for the entire area; instead, the General Plan's policies call for higher densities in approximately 50 acres of this area of town. The Town expanded the requested PDA boundaries to accommodate ABAG's minimum size requirements of 100 acres. In addition, the Town recognized the limited windows during which ABAG considers PDA applications. As such, the Town submitted its application in advance of a planned General Plan Amendment for the Rheem Planning Area. During recent meetings, community members, the Planning Commission, and the Town Council have stated an interest in higher, mixed use densities in the area. With a variety of employers, the area is also a concentration for jobs. Based on this vision, the Town of Moraga felt the Rheem provided a good model for planning a mixed use village in close proximity to San Francisco and Oakland, with easy access to two BART stations in Lafayette and Orinda. This application also appears consistent with ABAG's earlier FOCUS efforts and its One Bay Area vision.

The Town also understands the secondary reason for recommending denial - inadequate bus service to Orinda and Lafayette BART stations. The Town concurs with ABAG's assessment, though the Town also finds it ironic. Not long ago, Moraga had 20-minute headways for (Contra Costa) County Connection buses to Orinda and Lafayette BART. Recently, bus service has increasingly been cut. While Moraga is a pilot program participant in a Realtime Ridesharing program with Contra Costa Transportation Authority (CCTA) to improve our connection to BART via alternative means, this is not enough. Ideally, a regular circular or shuttle would provide service between the Rheem and Moraga Center and the two neighboring BART stations, with 15-minute headways. This circular or shuttle system would diminish Moragans' dependence on the auto, improve pedestrian and bicycle circulation, alleviate traffic congestion, improve overall connectivity, and benefit Moraga's residents and workers, many of whom live outside of Moraga.

In other words, the Town is recognizing ABAG's efforts to plan for One Bay Area. Through its PDA application, the Town is participating in a regional effort to focus jobs and housing in mixed use villages that are self-sustaining, and convenient to regional rapid transit. We hope ABAG concurs.

Please forward our comments to the ABAG Executive Board. And, please let me know if you have any questions.

Sincerely,



Shawna Brekke-Read  
Planning Director

Submitted by: Kenneth Kirkey, ABAG Planning Director

To: ABAG Executive Board

Subject: PDA Applications Received and Staff Recommendations

Date: March 5, 2012

### **Executive Summary**

Staff has reviewed applications for Priority Development Area (PDA) Designation. The attached staff report outlines the applications received and staff recommendations for adoption.

### **Recommended Action**

Approve adoption of recommended PDAs.

### **Next Steps**

Staff will present this report to the ABAG Regional Planning Committee (RPC) on March 12, 2012. RPC comments will be presented to the ABAG Executive Board at their March 15<sup>th</sup> meeting along with this report for final approval of PDA recommendations.

### **Attachments**

- Staff report
- PDA Recommendations
- Comment letters received

# ASSOCIATION OF BAY AREA GOVERNMENTS

Representing City and County Governments of the San Francisco Bay Area



## MEMO

Date: March 5, 2012  
To: ABAG Regional Planning Committee  
From: Ken Kirkey, ABAG Planning Director  
Subject: **PDA Applications Received and Staff Recommendations**

### **Summary**

Staff is seeking approval of the recommendations for PDA designation.

### **Background**

ABAG and MTC have established a process related to the development of the Sustainable Communities Strategy (SCS) and the umbrella plan, Plan Bay Area, for local governments to identify and nominate Priority Development Areas (PDAs). PDAs are neighborhoods in existing communities that are being planned in a manner that will foster complete communities based upon local community development aspirations and regional goals related to transit connectivity, housing needs and economic vitality.

ABAG has worked with MTC to support PDAs by tailoring funding programs to support PDAs. To date, the Station Area Planning Grant program has funded more than 25 neighborhood or specific plans in PDAs providing for extensive neighborhood level land-use and transportation planning. Infrastructure grants have been made available to PDAs through the Transportation for Livable Communities (TLC) program to implement projects that advance plans. Expanded infrastructure funding and a new PDA Planning Grant program will be encompassed in the proposed One Bay Area Grant program. The PDA Technical Assistance program supports PDA jurisdictions with discrete planning projects that will advance implementation of their area plans. This program will continue along with the Bay Area Transit Oriented Affordable Housing (TOAH) Fund, a \$50 million revolving loan fund established through a \$10 million investment by MTC and augmented by foundations and financial institutions in 2011. The TOAH Fund was established to advance affordable housing production in Priority Development Areas.

The first set of PDAs was adopted in November 2007 with the launch of the FOCUS program and others were subsequently approved through formal calls for applications. The initial PDA criteria required that nominated areas be in an existing community (not greenfield development), that the areas were being planned for more housing or that the local community had a vision to plan for more housing, and that the area had existing or

planned transit service. All of the areas were required to be locally nominated and were generally structured as mixed-use neighborhoods. In most PDAs, housing was being added to an existing primarily commercial neighborhood or thoroughfare. The scale of PDAs varied widely from the inception of the FOCUS program, varying from small centers such as Cloverdale in Sonoma County along the proposed SMART rail corridor to Downtown San Francisco.

Beginning in 2010, PDA applications began to be accepted on a rolling basis. Staff has continued to refine the program to ensure that new areas advance the goals of creating complete communities. In 2009, the transit criteria for PDA designation was refined to specify that areas need to have an existing rail station or ferry terminal, a planned transit station identified in MTC's Resolution 3434, or bus service with headways of at least 20 minutes during peak weekday commute periods.

In September 2011, two place types were added for PDA designation: Rural Town Center/Rural Corridor and Employment Center. The rural designation was established to recognize jurisdictions that are seeking to advance existing rural centers as appropriately scaled complete communities. For this new Place Type, the emphasis is on improved connectivity through walking, biking and amenities that reduce the need to drive, rather than transit service which is not required. The Employment Center place type was established to address the large number of office parks in the region that are currently disconnected from transit, and other community amenities. The criteria established for the employment centers is intended to strengthen major employment centers connectivity to transit, and intensify a mix of uses and services for employees on site. For this place type, jurisdictions that are not planning housing on site are required to demonstrate that a significant level of new housing is being planned within the community in close proximity to the proposed PDA.

As part of the Sustainable Communities Strategy (SCS) development process, ABAG requested that local jurisdictions identify areas they would like to see considered in the SCS development process. These areas were referred to as Growth Opportunity Areas. . In fall 2011, jurisdictions were encouraged to submit applications for those areas or other areas deemed appropriate for nomination as Priority Development Areas. The PDA application deadline was December 15, 2011 for those areas to be considered PDAs in the SCS and be eligible for One Bay Area Grant funds specified for PDA jurisdictions. Applicants have also submitted resolutions of support for their applications adopted by their City Councils or Board of Supervisors.

A total of 58 applications were received for consideration as PDAs. Fifty-one are being recommended for adoption. Two and a portion of a proposed PDA are being recommended as PDAs once the transit service improvements are made. These areas will not be considered PDAs until a letter from the transit provider is submitted to ABAG confirming that sufficient transit service is in place to meet the PDA transit criteria. One proposed PDA is not being recommended. Four were removed from consideration either

at the request of the applicant or were incorporated into the city's existing or proposed PDA. The staff recommendations are included in the attached list.

Several comment letters have been submitted in regards to PDA applications received. These letters are attached. Some of the comments received regard PDA designation of rural places. Rural place types do not need to meet the transit criteria and are not intended to be defined in the same manner as the other more urban or suburban PDA place types. Rural PDAs are intended to support local efforts to improve the services, infrastructure, and connectivity of these areas to encourage a reduction in driving locally. Local jurisdictions have submitted resolutions of support for their PDA applications, and ABAG staff accepts this as overall support for the area to be designated.

Staff has also been working with the Santa Clara Valley Transportation Authority (VTA) staff regarding local jurisdictions in VTA's Cores, Corridors, and Station Areas Program. VTA submitted this large PDA in 2007. Communities in Santa Clara County had provided resolutions related to inclusion of specific areas of their communities within the Cores, Corridors, and Station Area framework. Most of the jurisdictions have subsequently submitted resolutions related to PDA designation of the same areas. Staff is working to ensure local support for every PDA in every community and is waiting on council action to demonstrate local support for PDA designation in addition to the support that local jurisdictions have provided to VTA for well-regarded county-level program.

### **Recommendation**

Approve the list of Planned and Potential Priority Development Areas.

### **Attachment(s):**

- PDA Recommendations
- Comment Letters Received

County	Jurisdiction	PDA Name	Place Type	Status Recommendation (Planned/Potential)	Notes On PDA Designation
<b>Areas recommended for PDA Designation</b>					
Alameda	Alameda County	Castro Valley BART	Transit Neighborhood	Potential	
Alameda	Alameda County	E14th and Mission Street	Transit Neighborhood / Mixed Use Corridor	Planned	
Alameda	Alameda County	Hesperian Boulevard	Transit Neighborhood	Planned	
Alameda	Alameda County	Meekland Avenue Corridor	Transit Neighborhood	Planned	
Alameda	Albany	San Pablo/Solano Mixed Use Neighborhood	Mixed Use Corridor / Neighborhood	Potential	
Alameda	Livermore	Isabel Avenue/BART Station Planning Area	Suburban Center	Potential	
Alameda	Hayward	Mission Boulevard Corridor	Mixed Use Corridor	Potential	
Alameda	Alameda	Northern Waterfront	Transit Neighborhood	Potential	
Contra Costa	San Pablo	San Pablo Avenue	Mixed Use Corridor	Planned	Combine with proposed 23rd Street PDA
Contra Costa	San Pablo	Rumrill Road	Employment Center: - current job/hh ratio = .67 < 1.25 - don't have current job/acre info	Potential	

County	Jurisdiction	PDA Name	Place Type	Status Recommendation (Planned/Potential)	Notes On PDA Designation
Contra Costa	Concord	Downtown Concord	City Center	Potential	
Napa	Napa	Downtown Napa	Rural Town Center	Potential	
Napa	Napa	Soscol Gateway Corridor	Rural Corridor	Potential	
San Mateo	Redwood City	Broadway/Veterans Boulevard Corridor	Mixed Use Corridor	Planned: DESIGNATION PENDING RECEIPT OF RESOLUTION	Taking resolution to Council March 5th
San Mateo	Belmont	Villages of Belmont	Mixed Use Corridor	Potential	
San Mateo	San Mateo County	Midcoast	Rural Corridor	Potential	
Santa Clara	Mountain View	Downtown	Transit Town Center	Planned	
Santa Clara	Mountain View	San Antonio	Transit Town Center	Potential	
Santa Clara	Mountain View	El Camino Real	Mixed Use Corridor	Potential	
Santa Clara	Mountain View	East Whisman	Employment Center	Potential	
Santa Clara	Mountain View	North Bayshore	Suburban Center	Potential	
Santa Clara	San Jose	Stevens Creek TOD Corridor	Mixed Use Corridor	Potential	
Santa Clara	San Jose	Oakridge/Almaden Plaza Urban Village	Suburban Center	Potential	
Santa Clara	San Jose	Capitol/Tully/King Urban Villages	Suburban Center	Potential	
Santa Clara	San Jose	Saratoga TOD Corridor	Mixed Use Corridor	Potential	
Santa Clara	San Jose	Winchester Boulevard TOD Corridor	Mixed Use Corridor	Potential	

County	Jurisdiction	PDA Name	Place Type	Status Recommendation (Planned/Potential)	Notes On PDA Designation
Santa Clara	San Jose	Bascom TOD Corridor	Mixed Use Corridor	Potential	

Santa Clara	San Jose	Bascom Urban Village	Mixed Use Corridor	Potential	
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Santa Clara	San Jose	Camden Urban Village	Mixed Use Corridor	Potential	
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Santa Clara	San Jose	Blossom Hill/Snell Urban Village	Mixed Use Corridor	Potential	
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Santa Clara	San Jose	Capitol Corridor Urban Villages	Mixed Use Corridor	Potential	
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Santa Clara	San Jose	Westgate/El Paseo Urban Village	Suburban Center	Potential	
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Santa Clara	San Jose	Old Edenvale Employment Area	Employment Center	Potential	
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Santa Clara	San Jose	International Business Park Area	Employment Center	Potential	
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Santa Clara	Sunnyvale	Moffett Park	Employment Center	Planned	
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County	Jurisdiction	PDA Name	Place Type	Status Recommendation (Planned/Potential)	Notes On PDA Designation
Santa Clara	Sunnyvale	Peery Park	Employment Center	Potential	

Santa Clara	Sunnyvale	East Sunnyvale	Urban Neighborhood	Potential	
Santa Clara	Sunnyvale	Reamwood	Employment Center	Potential	

Santa Clara	Sunnyvale	Tasman Crossing	Transit Neighborhood	Potential	
Solano	Dixon	Downtown Dixon	Rural Town Center/Rural Corridor	Potential	

Solano	Rio Vista	Downtown Rio Vista	Rural Town Center/Rural Corridor	Planned/Potential	A portion of the PDA is covered by the Waterfront Specific Plan.
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Solano	Benicia	Northern Gateway - Benicia's Industrial Park	Employment Center	Potential	
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Sonoma	Santa Rosa	North Santa Rosa Station Area	Suburban Center	Potential	
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County	Jurisdiction	PDA Name	Place Type	Status Recommendation (Planned/Potential)	Notes On PDA Designation
Sonoma	Santa Rosa	Roseland Area	Transit Neighborhood	Potential	

Sonoma	Rohnert Park	Central Rohnert Park	Transit Town Center	Potential	
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Sonoma	Sonoma County	Airport/Larkfield	Airport: Employment Center; Larkfield: Rural Town Center	Potential: ONLY FOR LARKFIELD AREA; AIRPORT POTENTIAL DESIGNATION PENDING TRANSIT SERVICE IMPROVEMENTS	Airport area does not meet transit criteria
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Sonoma	Sonoma County	Forestville	Rural Town Center	Potential	
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Sonoma	Sonoma County	Graton	Rural Town Center	Potential	
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Sonoma	Sonoma County	Guerneville	Rural Corridor	Potential	
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County	Jurisdiction	PDA Name	Place Type	Status Recommendation (Planned/Potential)	Notes On PDA Designation
Sonoma	Sonoma County	Penngrove	Rural Corridor	Potential	

Sonoma	Sonoma County	The Springs	Rural Corridor	Potential	
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**Areas recommended for PDA designation once transit service is in place**

Contra Costa	Moraga	Rheem Valley	Mixed Use Corridor	Potential: DESIGNATION PENDING TRANSIT SERVICE IMPROVEMENTS (and Place Type change)	
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Contra Costa	Danville	Downtown Danville	Transit Town Center	Potential: DESIGNATION PENDING TRANSIT SERVICE IMPROVEMENTS	
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Sonoma	Sonoma County	Airport/Larkfield	Airport: Employment Center; Larkfield: Rural Town Center	Potential: ONLY FOR LARKFIELD AREA; AIRPORT POTENTIAL DESIGNATION PENDING TRANSIT SERVICE IMPROVEMENTS	Airport area does not meet transit criteria
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**Areas NOT recommended for PDA designation**

Sonoma	Sonoma County	Eighth Street East Industrial Park	Employment Center	Do not designate	Does not meet transit criteria and no plans exist to provide a mix of uses to serve employees
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**Areas removed from consideration**

Marin	Marin County	San Quentin Peninsula	Transit Neighborhood	Removed from consideration at County's request	Board of Supervisors did not approve resolution for PDA application
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Santa Clara	Mountain View	Moffett Field and NASA Ames		Application deferred	Deferred until the federal agency that has land use authority can show support for application
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Contra Costa	San Pablo	23rd Street	Mixed Use Corridor	Combined with proposed San Pablo Avenue PDA	
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Contra Costa	Richmond	Central Richmond & 23rd Street Corridor	City Center and Mixed Use Corridor	Add to existing Central Richmond PDA	
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# *DON HORSLEY*

Board of Supervisors  
County of San Mateo

February 29, 2012

Kenneth Kirkey, Director of Planning  
Association of Bay Area Government (ABAG)  
P.O. Box 2050  
Oakland, CA 94604-2050

Re: San Mateo County's application to designate the unincorporated Midcoast a Priority Development Area

Dear Mr. Kirkey,

Recently, concerns have been raised about the San Mateo County Board of Supervisors' unanimous decision to submit an application seeking a Priority Development Area in a Rural Corridor (PDA) designation for the unincorporated Midcoast. Although I can appreciate these concerns, I continue to support the position that designating the Midcoast a PDA is essential for the future sustainability of this unique region.

There has been, and will continue to be, concerns over transportation and mobility on the Midcoast until the proper actions have taken place. With limited safe crossings on Highway 1 and a need for better roads and traffic mitigation, this designation will allow San Mateo County to pursue much needed funding to assist in creating more sustainable communities on the Midcoast. One important funding opportunity that the Midcoast would benefit from is the PDA Planning Program through One Bay Area's FOCUS program. In accordance with the Local Coastal Program resubmittal, San Mateo County has committed to conducting a Transportation Management Plan. This plan would address how to alleviate traffic and improve transit, trails, and residential transportation, all essential for a sustainable community. Without this designation, the county's ability to submit a competitive application and receive grant funding is diminished.

Another priority for the Midcoast is a community plan for Princeton by the Sea. This plan will utilize the unique characteristics of Princeton's zoned working waterfront to improve economic development, infrastructure, and capital improvements. A PDA designation would allow San Mateo County to submit a competitive application to secure needed funding to complete the planning portion of this project, the first step in creating a more sustainable community.

The concern that the Midcoast does not meet the PDA criteria has been noted. The FOCUS Application Guidelines state that the criteria to be designated a PDA is as follows: (a) the area is within an existing



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County Government Center  
400 County Center  
Redwood City, CA 94063

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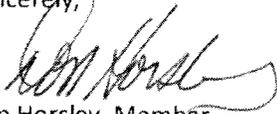
Direct (650) 363-4569  
Coastside (650) 573-2222  
Fax (650) 363-1856

community, (b) the area is near existing or planned fixed transit (or is served by comparable bus services), and (c) the area is planned or is planning for more housing. The Midcoast does not meet the transit requirements laid out in requirement (b). However, we are currently assessing transit on the Midcoast in the hopes of working with SAMTRANS to improve Midcoast transit services. Regarding requirement (c), development on the Midcoast is limited by the Local Coastal Program and California Coastal Commission to infill in existing coastal communities.

Access to water connections and improvements to roadways also play an role in creating more sustainable communities. Currently, Montara Water and Sanitary District (MWSD), the water provider for a large portion of the Midcoast, is working with the California Coastal Commission to establish the terms of permitting future water connections within the Local Coastal Program. Once the moratorium is lifted, MWSD will be able to permit new water hook-ups to new developments. If granted the PDA designation, San Mateo County will be able to seek funding to begin improving roadways and traffic congestion. This continues to remain a priority for the county.

The effort to designate the Midcoast a PDA derives from our desire to improve the region and make it more sustainable. It is our priority to improve roads, trails, transit, and the region as a whole. I urge you to approve the PDA designation for the San Mateo County Midcoast. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Horsley", with a stylized flourish at the end.

Don Horsley, Member

San Mateo County Board of Supervisors

Sabrina Brennan  
165 La Grande Ave.  
Moss Beach, CA 94038

February 14, 2012

Kenneth Kirkey, Director of Planning  
Association of Bay Area Governments  
PO Box 2050  
Oakland, CA 94604-2050

**Re: Application by San Mateo County for Priority Development Area (PDA) for the unincorporated Midcoast**

Dear Mr. Kirkey,

For the reasons given below, I request that ABAG not approve the request to designate the semi-rural San Mateo County Midcoast as a PDA.

I appreciate regional development and conservation strategies that limit urban sprawl and promote urban open space, green street programs, farmers markets, wetland restoration, parks, community colleges, school bus service, food-hubs that provide professional food buyers with fresh produce grown by local farmers, and bicycle/pedestrian safety and mobility improvements near Bay Area transit and jobs.

I live in Moss Beach, one of five small unincorporated farming, fishing, and eco-tourism communities located along the semi-rural San Mateo County Midcoast. The unincorporated Midcoast communities of El Granada, Miramar, Princeton, Montara, and Moss Beach are not located near Bay Area transit or jobs. Infrastructure is extremely limited in all five communities — they lack sidewalks, street lights, curbs, and storm drainage. The lack of storm drainage in the unincorporated urban Midcoast results in significant flooding, runoff, and erosion during the rainy season. The Midcoast has woefully inadequate transit service and no school bus service. Chronic backups on 10 scenic miles of Highway 1, the only transportation corridor, bring traffic to a crawl on a daily basis. The Midcoast does not have a supermarket, library, or community center. The Midcoast lacks public and private school capacity. We do have one small hospital. Most voting age citizens commute daily over the Santa Cruz Mountains to jobs on the Bayside of San Francisco, San Mateo, and Santa Clara counties.

I am concerned about a number of issues that impact ABAG designation of the San Mateo County Midcoast as a Priority Development Area (PDA).

The Midcoast is located entirely within the Coastal Zone. I am concerned about the inherent policy conflicts between PDA designations, the California Coastal Act and San Mateo County Local Coastal Program (LCP) policies for the Midcoast. I have not been able to find any information on ABAG, FOCUS, and OneBayArea websites as to how Coastal Act and LCP policy conflicts would be resolved. If the ABAG Executive Board designates the unincorporated Midcoast as a PDA, the Midcoast could become a target for state mandated, higher density development than allowed by the LCP. Any proposed Coastside development could be subject

to appeal to the California Coastal Commission, which is likely to deny it.

A PDA designation is not appropriate for areas with significant constraints on new development. The Midcoast has inadequate infrastructure, including water, sewer, schools, and highway capacity, to accommodate planned buildout. All new development must be consistent with the County's LCP, which was certified in 1980. An update to the Midcoast LCP has been in limbo for more than a decade, and is still under review by the California Coastal Commission.

The low-lying portions of the Midcoast are located within a tsunami inundation zone, flood zone, and sea level rise zone. Specifically all of Princeton, areas along Airport Street including the proposed Big Wave project, and the Manufactured Home Park, nearly all of Miramar, and a small part of El Granada are within the mapped flood zone. Strategies for coping with coastal erosion, landslides, and sea level rise include Planned Retreat. Designating a PDA in a semi-rural unincorporated area that must plan for sea level rise impacts and is far from transit and jobs is not a sustainable growth strategy.

Designating PDAs in unincorporated areas located in the Coastal Zone that are far from transit/jobs would force counties plagued by budget problems and aggressive housing allocation numbers to change zoning regulations to maximize infill development. Rezoning the Coastal Zone for high density development in an area that is projected to experience sea level rise is not smart planning. PDAs are envisioned to "support focused growth by accommodating growth as mixed use, infill development near transit and job centers, with an emphasis on housing." That's an urban Bayside strategy, and has the potential to conflict with the Coastal Act and LCP.

The FOCUS Application Guidelines require that a PDA must meet all of the following criteria: (a) the area is within an existing community, (b) the area is near existing or planned fixed transit (or is served by comparable bus service), and (c) the area is planned or is planning for more housing.

**The Midcoast area does not meet all of these criteria:**

- 1) There is no plan for fixed transit and SAMTRANS bus service is marginal.
  - a. Route 17 (Montara to HMB) 90-min interval 8-6 daily (9-5 Sun); 60-min interval 6-8 AM weekdays.
  - b. Route 294 (Pacifica to San Mateo) 90-min interval 8-6 weekdays only.
- 2) The coastside has a significant surplus of housing compared to jobs, and residents must commute "over the hill" to jobs on the Bayside of San Mateo, Santa Clara, and San Francisco counties.
- 3) Housing is the lowest priority land use under the Coastal Act.

Another Midcoast issue which severely impacts PDA growth and development objectives is the inadequate water supply and delivery capacity. Coastside County Water District (CCWD) receives a limited supply of water from the Hetch Hetchy system, but by agreement with the City and County of San Francisco, cannot increase this supply. Montara Water and Sanitary District (MWSD) must rely entirely upon wells for its drinking water supply, which are even less robust than CCWD's.

An additional consideration is that while MWSD issues permits based on safe yield, meaning how much water they can reliably expect to get in drought years, CCWD issues permits based on

average yield (across wet and dry years). This means that half the time, CCWD is over-committed on the water supply, and every new connection increases the probability of mandatory rationing in dry years. Many homes in the unincorporated urban Midcoast are on private wells; salt water intrusion has been a problem in the past and is an on-going concern for some property owners. There are hundreds of people who paid in the 1980s to have the right to hook up. All they have to do is go to San Mateo County, pull a building permit and go to CCWD and say "hook me up" and CCWD has to do it. If/when CCWD actually hooks up all of the pre-sold water connections, there would be mandatory rationing about half the time. The bottom line is that if the Midcoast is currently at 50% buildout as the San Mateo County Planning Department states, there is simply no water available to get to full buildout, and especially not for increasing the amount of development.

The ABAG memo dated 8/30/11 finds that building homes in the right places — near jobs and transit options — reduces the need to drive for everyday needs, with the associated benefits of improved air quality and reduced greenhouse gas emissions. SB 375 requires the California Air Resources Board (CARB) to develop regional greenhouse gas emission reduction targets to be achieved from the automobile and light truck sectors for 2020 and 2035. San Mateo County has a jobs/housing imbalance, which leads to long commute distances from around the Bay Area to Bayside jobs. The county needs more housing near jobs and transit corridors to reduce vehicle miles traveled (VMT) and greenhouse gas emissions. The San Mateo County Coastside is one of the outlying areas providing housing for Bayside jobs, and thus has the opposite jobs/housing imbalance. There is no viable transit connection to Bayside jobs. Building more housing on the Coastside, far from the jobs center and transit corridor will not help reduce VMT and greenhouse gas emissions, but will actually contribute to the problem.

The Coastside's unique scenic and environmental resources are a treasure to be shared with all Californians. This area, without transit connections and isolated from the Bayside jobs centers, is best preserved as a small town farming, fishing, and visitor-serving destination, and the jobs it supports. Coastside VMT and greenhouse gas emissions can be reduced by improving local bus service and building the Hwy 1 multi-modal trail and safe highway crossings. Funding for these projects should come from Measure A. The new ABAG Priority Development Area guidelines ('Rural Mixed-Use Corridor' and the 'Rural Town Center') are too vague to ensure that grant funding incentives would go towards building pedestrian and bicycle friendly projects such as trails.

Over the past four years San Mateo County has missed two opportunities to apply for Measure A funding for Midcoast pedestrian and bicycle initiatives. This has been frustrating for residents who are concerned about the growing number of pedestrian and bicycle accidents and fatalities on Highway 1. The Route One pedestrian/bike trail from Montara through Half Moon Bay is specifically identified in the County Transportation Authority's Strategic Plan 2009-2013 as eligible for Pedestrian and Bicycle Funds from Measure A. Although Half Moon Bay has successfully applied for funds for a significant portion of the Trail within Half Moon Bay city limits, San Mateo County has not yet submitted an application for the unincorporated Midcoast segment, despite two calls for project submittals in the past four years.

The ABAG memo dated 8/30/11 states that Priority Development Areas are areas that are ripe for growth. "PDAs comprise a network of neighborhoods that are expected to accommodate the majority of the region's population and employment growth." Though ABAG and MTC can't

force cities to accept their projections, these agencies can withhold transportation grants from cities and counties that don't comply. Development of these areas would be bolstered by state grants, with 70% going to PDAs. ABAG & MTC propose regional funding program: OneBayArea Grant to support SCS (Sustainable Communities Strategy) implementation. \$211 million for Bay Area counties, based on population, Regional Housing Needs Allocation (RHNA), and actual housing production.

I'm concerned about the alarming lack of local participation in the County's recent decision to apply for a PDA designation in the unincorporated Midcoast. I did not receive adequate notification about the County PDA application. I was informed of this application only four days before the Board of Supervisors meeting of January 31, 2012, when the agenda was published online. I receive both the County list-serve notifications regarding permit and planning and Midcoast Community Council meeting agendas and I do not recall any public discussion or public notice regarding a proposed PDA in my community. I'm very concerned that this item was put on the Board of Supervisors consent calendar without first vetting it through the public.

I respectfully request that ABAG not approve the proposed PDA for the San Mateo County unincorporated Midcoast.

Sincerely,  
Sabrina Brennan

cc: Bill Kehoe, Chair, Midcoast Community Council  
Laura Stein, Vice-Chair, Midcoast Community Council  
Lisa Ketcham, Secretary, Midcoast Community Council  
San Mateo County Board of Supervisors  
Steve Monowitz, Deputy Director, San Mateo County Planning Division  
Ruby Pap, California Coastal Commission  
Madeleine Cavalieri, California Coastal Commission  
Dan Carl, California Coastal Commission



## COUNTY OF SONOMA PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403  
(707) 565-1900 FAX (707) 565-1103

February 29, 2012

Ken Kirkey, ABAG Planning Director  
Association of Bay Area Governments  
PO Box 2500  
Oakland, CA 94604-2050

Re: Sonoma County Application for Airport/Larkfield Priority Development Area (PDA) Designation

Dear Mr. Kirkey,

Thank you and your staff for assisting with our applications for PDA designations in Sonoma County. We have truly appreciated ABAG's efforts to develop alternative place types in the Sustainable Communities Strategy which are more appropriate for the Bay Area's rural counties such as Sonoma.

This letter is written to provide additional context and clarification of the County of Sonoma's application for Priority Development Area designation for the Airport/Larkfield area. We hope that this entire PDA boundary can gain staff's recommendation to the Executive Board on March 15, to support the County's efforts in reducing VMT in this area and support efforts for more sustainable future development.

The County has proposed a dual designation of Employment Center/Rural Town Center which appeared to be the best fit for this unique area split by Highway 101 with jobs to the west and housing with infill potential to the east. Preliminary feedback from ABAG staff indicates concern with meeting all of the criteria for the Employment Center half of this proposed PDA, so this letter will focus just on the portion of this PDA west of Highway 101.

**Setting.** The approximately 1,400 acre portion of the Airport/Larkfield PDA area west of Highway 101 contains a mixture of office, light industrial, warehouse, commercial and public facility uses. See attached Airport/Larkfield Area Overview and Land Use Graphics. This unincorporated area contained approximately 6,000 jobs in 2009. Development has been in accordance with the Airport Industrial Area Specific Plan, originally adopted in 1987. The Sonoma County Airport occupies about 780 acres, the majority of which is restricted for runway approach protection, leaving a balance of 630 acres of land for private development to the east of the Airport. Approximately one third of the 630 acres of industrial designated land is vacant.

The Sonoma County Airport is the North Bay's only airport providing passenger service and is an important transportation component supporting the local economy. In January, the Board of Supervisors approved a new Airport Master Plan and a package of improvement projects including runway extensions. The Airport Master Plan and Airport Improvement project were heavily supported by the business community, including a petition of support from over 500 local businesses representing essentially all of the major local employers and businesses in the County. The business community hailed the existing and expanded use of the Sonoma County Airport as a vital economic component to growing and attracting new businesses to Sonoma County. Another unique feature of this area is the Sonoma Marin Area Rail Transit (SMART) rail corridor running through the business park. The area is served by Sonoma County Transit with several stops throughout the park in the morning and evening commute hours at 30 – 40 minute headway intervals. The area has been developed with roadways to accommodate a Class II bike lane along the main roadway serving the area (Airport Boulevard).

**Future Development Scenario.** The area has a potential for another 12,000 jobs. Due to budget constraints, there are no immediate future plans to shorten the existing 30 – 40 minute bus transit headways during the commute hours. The site is well situated for the improvement of multi-modal transportation options for employees. The focus of SMART at this time is initiating service within two years between San Rafael and Santa Rosa, followed by extension to the Larkspur ferry and Cloverdale. Although a SMART station at the Airport Business Park is not currently part of the approved plan, we expect that passenger rail service for residents near any of the 14 rail stations along the 70 mile SMART corridor to the 6,000+ jobs within the Airport Industrial Area business park will become a high priority in the future, particularly as the economy recovers and additional jobs are created. As the attached Airport Business Park Distance/Direction Graphic shows, 61% of the 6,000 Airport Business Park workers reside only 10 miles away in the Windsor, Larkfield, and Santa Rosa communities. In conjunction with the improvement of the SMART rail corridor, there are plans to construct an adjacent Class I bike path which will provide a bike commuting option for Airport Business Park employees in the future.

**Employment Center Criteria.** The project meets all of the criteria for PDA designation except the 20 minute headway, as discussed below.

***Employment Center:** Acknowledging the importance of employment location in creating a robust, functional transit network and sustainable regional land use pattern, the Employment Center place type designation is intended for existing non-residential areas with transit service that are planning for more intensive development, including a greater mix of uses and more pedestrian-friendly, vibrant environments. These might include central business districts, redeveloping office parks, or retrofitting commercial corridors or shopping malls.*

1. *The areas currently contain a density of 25 jobs per gross acre or greater than 0.5 FAR or have the plan capacity for this intensity of jobs.*

**Response:** This criterion is met. Buildout of the over 600 acres of private lands designated for industrial development in the General Plan at current allowed densities and at an FAR of 1.0 would result in over 18,000 jobs using a 50/50 mix of warehouse and industrial land uses and an average employee generation rate of 600 square feet of building area per employee. This calculation includes the existing 6,000 jobs added to development on 200 acres at the FAR and land use mix described above. This would result in nearly 30 jobs per gross acre in the Year 2040.

2. *The areas are currently served by transit or have planned transit service (existing or planned fixed rail, demonstrated high frequency bus with 20 min headways during peak weekday commute hours, or shuttle service to fixed rail) and support other modes of transportation (required Transportation Demand Management, improved walking and biking, and reduced parking requirements)*

**Response:** This criterion is not met. There are 2 or 3 bus stops in the morning and evening during commute hours 30 to 40 minutes apart. See attached Sonoma County Routes 60 and 62 route schedules. As mentioned previously, over 60% of the business park employees currently live within 10 miles of their job. There is great potential to encourage more transit, bike and future rail trips to reduce single occupant vehicular trips to the work area. A class II bike lane exists along Airport Boulevard, which would connect with a future planned class II bike lane

along Old Redwood Highway and a future class I bike lane along the SMART rail corridor right of way directly linking the Airport Business Center to the communities of Larkfield, Windsor and Santa Rosa. Additionally the potential exists for a rail stop to serve all the residents within walking distance of the 14 future rail stations to the north and south in the future. Obtaining planned Priority Development Area status for this entire Airport/Larkfield PDA would support Sonoma County's efforts to reduce VMT's at this location and create more sustainable development in the future.

3. *The areas are planned for a mix of uses, services, and amenities for employees.*

**Response: This criterion is met. The Airport business park area has lodging, a health club, restaurants, service stations, and entertainment uses for employees and customers in accordance with development standards of the Airport Industrial Specific Plan.**

4. *The jurisdiction is providing sufficient housing near the employment center to merit resources supporting an exclusively employment development area. The jurisdiction has lower existing jobs per household than the regional average of 1.25 or the jurisdiction has lower future jobs per household in its adopted General Plan than its existing ratio.*

**Response: This criterion is met. According to the jobs projections contained in ABAG's January 2012 Focused Growth scenario alternatives for 2040 the unincorporated County has a jobs/household ratio of 0.88 (57,233 jobs 2040/65,278 households), which is below the regional average of 1.25 jobs per household.**

Thank you for your continued consideration of Sonoma County's application of the entire Airport/Larkfield proposed Priority Development Area. If I can provide any further information or clarification, please do not hesitate to contact me at 707-565-1925 or Denise Peter at 565-7385.

Sincerely,



Pete Parkinson, AICP  
Director, Permit and Resource Management Department

Attachments:

1. Airport/Larkfield Area Overview Map
2. Airport/Larkfield Land Use Map
3. Airport Business Park Distance/Direction Graphic, US Census LEHD 2009
4. Sonoma County Transit Schedules Routes 60, 62

cc: Board of Supervisors  
Denise Peter, Planner III  
Jennifer Barrett, Deputy Director, Planning



February 27, 2012

Kenneth Kirkey, Planning Director  
Association of Bay Area Governments  
101 Eighth Street  
Oakland, CA 94607

Dear Mr. Kirkey:

We are writing in regard to the joint application submitted by the City of Santa Rosa and Sonoma County for designation of a Priority Development Area (PDA) in the Roseland area under the FOCUS initiative. We understand that PDA designation has been postponed because transit service within the Roseland area does not meet the FOCUS criterion for 20 minute weekday peak commute headways at the present time. We respectfully ask that ABAG reconsider this decision, based on our view that the 20 minute headway criterion is not the best measure of transit density or transit orientation in the Santa Rosa CityBus system, and in the Roseland community in particular.

We are providing this letter in order to give a fuller picture of the current level of transit investment in the proposed Roseland PDA, to highlight important service design goals and constraints that limit the utility of the 20 minute headway criterion as a measure of overall transit density in the Roseland area, as well as to note what we view as a unique "chicken or egg" dilemma in relation to PDA designation for Roseland.

#### Transit Service Levels in the Proposed Roseland Area PDA

The proposed Roseland Area PDA encompasses the community of Roseland, an economically-disadvantaged area with high levels of transit ridership. The proposed PDA is centered on the Santa Rosa CityBus Southside Transfer Center. Every weekday, 112 CityBus trips—8 buses each hour—serve the Roseland area via four routes that provide direct service to downtown Santa Rosa as well as across Highway 101 and Highway 12 to key employment, social services, and shopping destinations on the north and east sides of Santa Rosa. These routes account for 30% of total service hours in the CityBus system. Three CityBus routes directly serve the Southside Transfer Center, pulsing at the Transfer Center every 30 minutes. This equates to six buses serving the Transfer Center each hour—one bus every 10 minutes if these trips were

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distributed throughout the hour rather than being scheduled on a pulse model to facilitate transfers—an important feature of the CityBus service model. From the Southside Transfer Center, passengers can reach the downtown Transit Mall (the central hub of the CityBus system) four times each hour (on the :00, :10, :30, and :50), or travel directly across town to the Northside Transfer Center at the Coddington Mall—the second busiest transfer center in the CityBus system, after the Transit Mall.

Given the relatively low level of street connectivity in the Roseland area, providing adequate levels of service coverage is a key challenge and major area of investment in the CityBus system. Despite the lack of connectivity in some areas, many residents of the proposed PDA (such as those living near the Southside Transfer Center, Stony Point Road, Hearn Avenue, and West Avenue) have access to more than one CityBus route within a short walking distance. This reflects a decision made by the Santa Rosa City Council to ensure the widest access to transit within an area where a great many residents use transit as their primary mode of transportation. The City provides this coverage at the expense of frequency of service (due to the limits on available operating funds), but strives to mitigate the effects of lower frequencies by providing excellent connectivity via direct service to other parts of the City, as well as regular timed transfer opportunities.

We believe these other dimensions of transit service level should be considered in the case of the Roseland PDA. We additionally argue that the 20 minute headway criterion fails to take into consideration the central quandary of transit service provision in the Roseland area, which we believe makes this case unique, as discussed below.

“Which comes first?”

Roseland is a highly transit-oriented community, and in our view has demonstrated mobility needs and transit ridership levels that mark the area as a potential focal point for future transit operations investments, such as increased frequencies and longer span of service. (Indeed, the Roseland service model is one focus of the City of Santa Rosa’s current Short Range Transit Plan development process, in which a key proposal under consideration is introducing 15 minute headways on Roseland’s Route 9, which carries an average of over 40 passengers per hour.)

However, for CityBus to sustain the higher levels of transit service that we believe Roseland deserves, we must pursue all available measures to support three key outcomes for the area: 1) continued development, 2) increasing density in the urban fabric, and 3) vastly improved pedestrian infrastructure and connectivity to promote safe and convenient access to transit stops. We view designation of a PDA as a critical step in the process of supporting local planning, development, and infrastructure improvement projects that will enhance the already

notable transit orientation of the Roseland area. The quandary is this: which comes first—the investments that will qualify this area for PDA designation, or the PDA designation that supports these investments in the short term, and helps us to sustain them over the long-term? Santa Rosa's transit system may not have 20 minute headways in place at the present time, but PDA designation can only help us to achieve, maintain, and build upon these higher service levels to improve quality of life and economic opportunity for Roseland residents, and support the development of the Roseland area as an example of smart growth in the Bay Area.

We hope that this information will provide ABAG with a fuller understanding of the unique conditions in the Roseland area, and our rationale for considering this area to be an excellent candidate for PDA designation in keeping with the goals of the FOCUS program, and the City of Santa Rosa and Sonoma County's shared vision.

Please do not hesitate to contact Rachel Ede, Transit Planner, at 707-543-3337 or Lisa Kranz, Supervising Planner, at 707-543-3259, with any questions or needs for clarification. Thank you for your consideration.

Sincerely,



Richard A. Moshier  
Director of Transportation and Public Works, City of Santa Rosa



Charles J. Regalia  
Director of Community Development, City of Santa Rosa



Pete Parkinson, AICP  
Director, Sonoma County Permit & Resource Management Department

Cc: Kathleen Millison, City Manager, City of Santa Rosa  
Santa Rosa City Council  
Sonoma County Board of Supervisors  
Jackie Reinhart, Regional Planner, ABAG

MAYOR JACK BATCHELOR, JR.  
VICE MAYOR MICHAEL CEREMELLO, JR.  
COUNCILMEMBER DANE BESNEATTE



COUNCILMEMBER THOM BOGUE  
COUNCILMEMBER RICK FULLER  
CITY TREASURER JAMES SLAUGHTER

March 5, 2012

Mr. Kenneth Kirkey  
Association of Bay Area Governments  
Regional Planning Committee  
101 Eighth Street  
Oakland, CA 94607

Re: Response to letters in opposition to designating Old Town Dixon as a PDA

Mr. Kirkey:

Recently you have received two letters, one from the Solano County Taxpayers Association and the other from the Old Town Neighbors, in opposition to the City of Dixon's application to have Old Town designated as a PDA. I wish to respond to some of the items mentioned in these letters which are inaccurate and do not represent the majority opinion of the City Council.

In the letter from the SCTA they mention that the City may need to sell the train station, because it is an asset of the now disbanded redevelopment agency. They reference a comment made by our City Attorney stating this certainty. The train station is owned by the City and not the redevelopment agency. Some redevelopment funds were used in the construction of the station, but there is no requirement they be repaid. Most of the funding for the station came from a Solano Transportation Authority (STA) grant. The comment made by our City Attorney was in response to a general question about what was going to happen to redevelopment assets. The council member asking the question wrongly assumed that the redevelopment agency owned the train station, because some redevelopment funds were used in its construction.

STA and the City are well aware that it will be expensive to ultimately make the train station meet the standards needed for a Capitol Corridor Train stop. Part of the reason for why we applied for a PDA designation of Old Town was to help further that objective by giving us a greater opportunity to apply for the needed funds to complete this work. It is true there are some people opposed to the train station ever being a stop, but they are in the minority. It has been a goal of this and many previous Dixon City Councils

**City of Dixon**

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since 1996, when the City commissioned the Downtown Revitalization Plan, to once again have a train stop in Old Town. Completion of the Transit Center (train station) was also in the 2001-2006 Redevelopment Agency Implementation Plan.

In the letter from the Old Town Dixon Neighbors they mention their neighborhood should have been notified by senior staff of the PDA application, because of the potential adverse impacts the designation will have on the neighborhood. They mention a number of traffic concerns they believe will be exacerbated by higher densities that would be allowed in Old Town as a result of receiving a PDA designation. The City was under no legal obligation to notify Old Town Neighbors of the PDA application. The City has notified the neighborhood whenever a new development project has been proposed, as a courtesy. Obtaining a PDA designation in of itself is not approval of any development. Furthermore, their concerns about traffic as a result of increasing densities within the PDA is premature in that it is not certain what effects a project will have on existing traffic until the specific project is analyzed.

The City strongly believes the Old Town Neighborhood should be designated as a PDA. We believe having the train stop in Old Town is a key component to its revitalization and without the PDA designation it will be very difficult to obtain the necessary funding. We acknowledge there are a number of hurdles that must be overcome to achieve this goal.

Please feel free to contact me at 707 678-7004 x114 if you have any questions.

Sincerely,



David Dowswell  
Community Development Director

cc: Jack Batchelor, Mayor  
Jon Cox, Acting City Manager



**Solano County Taxpayers Association**  
**Earl Heal, President**  
**P.O Box 31**  
**Dixon, CA 95620**  
**<solanotaxpayers@sbcglobal.net>**

February 29, 2012

Association of Bay Area Governments  
Regional Planning Committee  
101 Eighth Street  
Oakland, California 94607

Attention: Kenneth Kirkey, Planning Director

Subject: Dixon Application for Priority Development Area (PDA) Adopted by Council January 24, 2012

At its February 22, 2012, meeting, Solano County Taxpayers Association (SCTA) approved a resolution to present SCTA concerns to Association of Bay Area Governments (ABAG) about the large commitments of tax money, both past and future, required to bring a Capital Corridor train stop to Dixon. In addition we believe that the Dixon City Council January 24, 2012, staff report and resolution to approve the pending Dixon Priority Development Area (PDA) application failed to include recent, relevant information to the Council and to the public regarding future ownership of the train station. The train station was completed in 2007 using State redevelopment money and is central to the intent of the PDA.

The State dissolution of redevelopment agencies late last year did more than just stop the flow of money from Sacramento; it also allows the State to appropriate redevelopment assets (buildings, parking lots and leases). As the city attorney informed the Council on February 14, 2012, ". . . the City's obligation is to sell (the train station)." Although SCTA would argue that the City knew or should have known of the potential sale of the train station at the time the PDA application was approved by the Council in January, it is but one additional reason that the Dixon PDA application is premature and should not be approved at this time.

Contrary to the Council's official position, the actions of the Council in these matters have been neither unanimous nor without significant public disagreement since before the construction of the train station. The unfortunate location chosen for the train station will force the City to make a number of very costly and disruptive changes to the historic section of downtown (Old Town). The most costly and disruptive of these is the West A Street grade separation tunnel that is required to provide space to construct some future rail passenger platform. The City's application for the PDA acknowledges that a funding source for this project has not been identified. This project is expected to cost several tens of millions of tax dollars.

In addition to the high cost, the construction of a grade separation tunnel of a major cross-town street, West A Street, the only east-west crossing now in the city limits, would disrupt traffic and Old Town businesses for a very long time. Many businesses in Old Town are already struggling economically and the effect of this kind of disruption on these businesses is not expected to be positive. The existing post office seems sure to suffer major, if not permanent, disruption of public access.

What will be the effect of **selling** the train station? Shouldn't the PDA application at least be tabled until this question is resolved?

The PDA application also states ". . . the City **hopes** that many of the existing buildings in Old Town . . . will be renovated and reused. The City **hopes** that the upper floors . . . will again be used for residential." The SCTA is concerned that many historic buildings in Old Town were constructed before modern earthquake and other building standards were in effect and that "renovation" may be extremely costly. Instead of renovating the former Veterans Hall in Old Town, for example, the County recently elected to purchase a new facility in another location at a lower cost. The "hopes" of the City in the PDA application may prove illusory and may become the taxpayer's most costly approach to the stated goals of the PDA.

Again, what will be the effect on the proposed PDA of **selling** the train station?

Another smaller, but costly related project for which money has been approved by the Council is the construction of a pedestrian tunnel to replace the West B Street pedestrian grade crossing near the train station. In addition to the high cost (over \$6 million), SCTA is concerned about this project because the City's portion of money required for its construction has been diverted from a development impact fund (intended to mitigate growth related issues) to a transit capital fund that contained less than half the money required for the City's portion of this project. In addition to not clearly identifying the method of repayment of the money loaned (diverted) from the development impact fund, the Council majority focused mostly on a purported pedestrian safety issue at the site. A significant number of citizens and a minority of the Council have suggested a lower-cost alternative to address the supposed safety issue (the addition of crossing arms) and repeatedly questioned the cost, need and wisdom for this project at all. Opposition to this project includes significant safety issues (lack of visibility, potential for loitering and crime and the attendant risk particularly to students), aesthetics (odors, potentially poorly maintained lighting, dampness, vandalism) and taxpayer costs.

Citizens and some on the Council have repeatedly urged the Council to consider other, more suitable sites for a future train stop that would not be burdened by most of the mitigation measures, and costs, that the train station at its current location requires before any passenger train can stop. One of these proposed sites is within the city limits to the northeast of the subject location (East H Street) and has been offered by the owner for this purpose. This site is relatively free of development at this time and would offer a clean slate for future central transit development.

SCTA believes that ABAG and the Council should step back from their headlong rush to spend large amounts of tax money on a poorly-located train station and the pending approval of the PDA application until effects of the likely sale of the train station are made clear. SCTA also believes that alternative nearby passenger train sites exist that do not come burdened with the large costs and undesirable consequences for Old Town associated with the current location.

The Dixon Chapter of SCTA is currently circulating a petition stating the foregoing objections to further expenditures of tax money at the current train station site, and asking that the PDA application be halted at this time. Copies of these petitions will be available for review after March 14, 2012.

Sincerely,



Earl Heal, President  
Solano County Taxpayers Association  
(707) 446-1353



## OLD TOWN DIXON NEIGHBORS

Dixon, California 95620

February 29, 2012

Mr. Kenneth Kirkey, Planning Director  
Regional Planning Committee  
Association of Bay Area Governments  
P.O. Box 2050  
Oakland, CA 94604-2050

Dear Mr. Kirkey:

We are writing as representatives of a group of Dixon residents known as the *Old Town Neighbors*. Our group opposes the application by the City of Dixon to designate our downtown, core neighborhood as part of a Priority Development Area (PDA) through the FOCUS program. We have summarized our objections for your review and consideration.

**The community did not learn of the City's plan to apply for the PDA designation until well after the fact.** Even though members of the *Old Town Neighbors* have been meeting with David Dowswell, Dixon's Community Development Director, since early 2009, we were never made aware of the City's intent to turn our downtown commercial district and the adjacent neighborhoods into a Rural Town Center/Rural Corridor. We only found out on January 24, 2012 when the Dixon City Council adopted a resolution, by a three-to-two vote, in support of an application that apparently had already been submitted. When we questioned Mr. Dowswell at our meeting with him on February 8, 2012, he indicated that at one of their weekly meetings, City staff had discussed whether to inform us ahead of time. According to him, senior staff did not "believe" they were obligated to let us know of the intent to designate our neighborhood as part of a PDA.

We would point out that in 2009 we submitted a neighborhood letter/petition to the local Planning Commission that was their incentive to direct Mr. Dowswell to begin meeting with us. In that letter we stated:

"Citizens should be actively involved in decision making that affects them and their families. Whenever a neighborhood policy, a zoning change, a strategic plan, or any other planning is undertaken, there must be continuous and maximum participation by those who will be affected by the change, especially by the residents who live in the area."

We have no doubt that you will agree that designating Old Town as a PDA has relevance to those residents who live within its boundaries.

**Our City officials are well aware that the very neighborhood that they have chosen for a Priority Development Area has been over-developed for upwards of 30 years.** In a report presented to the Planning Commission in September of 2011, Mr. Dowswell stated: "Staff acknowledges over the past 30 years the City has wrongly approved a number of projects in old town that violated the General Plan by exceeding their allowable density. The net effect is that many more units have been created in old town than should have been." Furthermore, in a July, 2009 response by City staff to a letter from the State Department of Transportation it was pointed out that "congestion and limited parking availability in the RM-2 are factors making it desirable to encourage multi-family housing in other neighborhoods."

**Designating the Old Town area as a PDA will NOT help to implement the Downtown Revitalization Plan.** Fostering home ownership in the adjacent neighborhood is a key element in the plan to revitalize the downtown. Mr. Dowswell is well aware from his meetings with the neighborhood at large, that many homeowners question the incentive to maintain property in an area that has for years suffered the impacts of overdevelopment. Adding more compact housing to the area will only exacerbate the unmitigated impacts that already exist.

**In regard to the underutilized, existing buildings in the downtown commercial area, a determination should be made as to the cost of renovating and reusing the upper floors for residential use.** Retrofitting brick buildings to make them safe for housing may very well be cost prohibitive for the property owners.

**In terms of the goal to make Dixon a more pedestrian-friendly environment, many residents of our neighborhood and well beyond consider the undercrossing at B Street to be a giant step in the wrong direction.** We do not believe that the passage will be safe for our children and seniors. In order to accommodate ADA requirements in terms of slope and platforms, access at either end of the tunnel does not provide for a clear line of sight. Residents are of the opinion that the undercrossing will discourage walking from one side of the tracks to the other, rather than promote it.

And, there is widespread concern that in regard to public safety and traffic mitigation, the overcrossing at Parkway Boulevard should be a higher priority. Depending on the time of day, traffic congestion through the bottleneck of downtown Dixon necessitates the fire department taking a very time consuming and convoluted route to respond to emergencies in the southeastern area of Dixon. Neither the pedestrian undercrossing at B Street nor the proposed vehicular undercrossing at West A Street will improve emergency response time to certain parts of town.

**And, last but not least, the fate of the train station in downtown Dixon is uncertain.** At the Council meeting on February 14, 2012, there was discussion about the very real possibility that, as a redevelopment asset, the property may have to be sold. Many residents of Dixon and some members of the Council consider that to be a blessing in disguise. The current location has many more drawbacks than benefits; and, other options should be reexamined. One possibility is a site off of East H Street which at the present time and certainly in the long-term will be more accessible to the goods and services that our community has to offer.

It has been many years since our now historic downtown has been the job center for our community. Development in the Northeast Quadrant is planned as the future center for employment opportunities not only for Dixon but for the surrounding area as well.

**We trust that you agree with us that before an area is designated for Priority Development, more community input should take place. The public must be fully engaged in participatory planning in order to truly determine local aspirations for the development of a complete community.**

As representatives of the *Old Town Neighbors*, we fully support the efforts of the local chapter of the Solano County Taxpayers Association to circulate a petition in order to gauge community sentiment about the proposed location of Old Town Dixon as a Priority Development Area.

It is our understanding that you will include our letter with the report you present to the Regional Planning Committee on March 12, 2012 and to the ABAG Executive Board for their meeting on March 15, 2012. Thank you.

  
Ginger Emerson

  
Patricia Graves

  
Martha Pearson

  
Sandy Block

  
David Werrin

  
Susan Werrin



# DRAFT REGIONAL HOUSING NEED ALLOCATION

Update on March 12, 2012

	Draft 2014-2022 RHNA					2007-2014 RHNA Total
	Very Low 0-50%	Low 51-80%	Moderate 81-120%	Above Moderate 120%+	Total	
<b>Alameda County</b>						
Alameda	472	272	295	696	1,735	2,046
Albany	83	56	58	132	329	276
Berkeley	572	450	585	1,319	2,926	2,431
Dublin	1,088	638	621	727	3,073	3,330
Emeryville	310	244	257	747	1,559	1,137
Fremont	1,697	946	996	1,592	5,231	4,380
Hayward	1,054	602	708	2,146	4,511	3,393
Livermore	926	537	565	894	2,922	3,394
Newark	506	273	257	561	1,597	863
Oakland	1,945	1,779	2,356	6,219	12,299	14,629
Piedmont	32	19	20	9	80	40
Pleasanton	504	289	293	345	1,431	3,277
San Leandro	551	291	362	1,083	2,287	1,630
Union City	325	191	200	378	1,094	1,944
Alameda County Unincorporated	567	300	365	939	2,172	2,167
	<b>10,631</b>	<b>6,886</b>	<b>7,940</b>	<b>17,788</b>	<b>43,245</b>	<b>44,937</b>
<b>Contra Costa County</b>						
Antioch	412	247	259	862	1,780	2,282
Brentwood	225	119	120	287	751	2,705
Clayton	49	25	31	35	140	151
Concord	752	432	553	1,705	3,441	3,043
Danville	189	110	123	129	551	583
El Cerrito	108	70	77	192	447	431
Hercules	284	151	132	339	906	453
Lafayette	125	72	79	97	372	361
Martinez	149	88	97	250	585	1,060
Moraga	103	60	70	89	321	234
Oakley	330	184	185	562	1,261	775
Orinda	82	47	53	42	224	218
Pinole	81	49	42	138	310	323
Pittsburg	390	266	332	1,157	2,145	1,772
Pleasant Hill	118	72	88	191	469	628
Richmond	366	273	362	1,172	2,172	2,826
San Pablo	66	71	99	360	596	298
San Ramon	339	185	186	240	951	3,463
Walnut Creek	253	151	164	402	969	1,958
Contra Costa County Unincorporated	950	566	635	1,448	3,598	3,508
	<b>5,371</b>	<b>3,236</b>	<b>3,685</b>	<b>9,697</b>	<b>21,989</b>	<b>27,072</b>

Note: This draft 2014-2022 RHNA by income category for each jurisdiction is based on the Jobs-Housing Connection Scenario. Totals may not add up due to rounding.

# DRAFT REGIONAL HOUSING NEED ALLOCATION

Update on March 12, 2012

	Draft 2014-2022 RHNA					2007-2014 RHNA Total
	Very Low 0-50%	Low 51-80%	Moderate 81-120%	Above Moderate 120%+	Total	
<b>Marin County</b>						
Belvedere	6	4	5	7	23	17
Corte Madera	28	16	17	41	102	244
Fairfax	32	19	24	55	129	108
Larkspur	35	17	20	58	131	382
Mill Valley	80	48	52	94	274	292
Novato	96	59	67	189	411	1,241
Ross	12	7	9	9	36	27
San Anselmo	56	29	34	82	201	113
San Rafael	178	125	158	438	898	1,403
Sausalito	66	37	42	79	224	165
Tiburon	45	32	37	44	159	117
Marin County Unincorporated	216	131	157	302	806	773
	<b>849</b>	<b>525</b>	<b>622</b>	<b>1,398</b>	<b>3,395</b>	<b>4,882</b>
<b>Napa County</b>						
American Canyon	124	61	63	151	399	728
Calistoga	19	6	11	39	75	94
Napa	298	165	215	553	1,230	2,024
St. Helena	29	19	19	45	111	121
Yountville	15	7	9	24	55	87
Napa County Unincorporated	219	134	138	250	741	651
	<b>704</b>	<b>392</b>	<b>453</b>	<b>1,061</b>	<b>2,610</b>	<b>3,705</b>
<b>San Francisco County</b>						
San Francisco	5,641	4,181	4,836	10,301	24,959	31,193
	<b>5,641</b>	<b>4,181</b>	<b>4,836</b>	<b>10,301</b>	<b>24,959</b>	<b>31,193</b>

Note: This draft 2014-2022 RHNA by income category for each jurisdiction is based on the Jobs-Housing Connection Scenario. Totals may not add up due to rounding.

# DRAFT REGIONAL HOUSING NEED ALLOCATION

Update on March 12, 2012

	Draft 2014-2022 RHNA					2007-2014 RHNA Total
	Very Low 0-50%	Low 51-80%	Moderate 81-120%	Above Moderate 120%+	Total	
<b>San Mateo County</b>						
Atherton	48	35	38	22	142	83
Belmont	107	57	65	135	364	399
Brisbane	219	119	144	320	802	401
Burlingame	285	152	168	486	1,091	650
Colma	16	7	7	30	61	65
Daly City	358	172	217	751	1,498	1,207
East Palo Alto	47	50	88	279	464	630
Foster City	143	82	66	144	435	486
Half Moon Bay	47	31	32	75	184	276
Hillsborough	59	34	42	23	157	86
Menlo Park	224	136	132	258	751	993
Millbrae	159	85	97	277	618	452
Pacifica	150	81	91	231	553	275
Portola Valley	20	14	13	16	64	74
Redwood City	717	459	556	1,440	3,172	1,856
San Bruno	253	121	160	484	1,018	973
San Carlos	193	106	111	219	628	599
San Mateo	649	360	427	1,086	2,522	3,051
South San Francisco	388	185	240	762	1,576	1,635
Woodside	29	17	19	16	81	41
San Mateo County Unincorporated	252	163	191	323	928	1,506
	<b>4,362</b>	<b>2,467</b>	<b>2,903</b>	<b>7,376</b>	<b>17,109</b>	<b>15,738</b>
<b>Santa Clara County</b>						
Campbell	201	111	130	392	833	892
Cupertino	418	256	270	396	1,340	1,170
Gilroy	196	156	213	511	1,075	1,615
Los Altos	212	131	143	149	634	317
Los Altos Hills	59	37	41	26	162	81
Los Gatos	184	106	129	193	613	562
Milpitas	672	369	381	954	2,376	2,487
Monte Sereno	29	15	17	19	80	41
Morgan Hill	362	218	264	521	1,365	1,312
Mountain View	713	433	490	1,185	2,822	2,599
Palo Alto	590	382	416	616	2,003	2,860
San Jose	6,986	4,294	5,088	13,563	29,931	34,721
Santa Clara	736	506	552	1,397	3,191	5,873
Saratoga	188	120	135	141	584	292
Sunnyvale	1,343	772	771	2,082	4,968	4,426
Santa Clara County Unincorporated	71	43	50	116	280	1,090
	<b>12,959</b>	<b>7,948</b>	<b>9,089</b>	<b>22,262</b>	<b>52,257</b>	<b>60,338</b>

Note: This draft 2014-2022 RHNA by income category for each jurisdiction is based on the Jobs-Housing Connection Scenario. Totals may not add up due to rounding.

# DRAFT REGIONAL HOUSING NEED ALLOCATION

Update on March 12, 2012

	Draft 2014-2022 RHNA					2007-2014 RHNA Total
	Very Low 0-50%	Low 51-80%	Moderate 81-120%	Above Moderate 120%+	Total	
<b>Solano County</b>						
Benicia	127	75	80	141	423	532
Dixon	54	23	34	82	193	728
Fairfield	1,440	761	864	2,325	5,390	3,796
Rio Vista	28	20	25	83	156	1,219
Suisun City	136	54	59	180	429	610
Vacaville	504	240	289	735	1,768	2,901
Vallejo	360	227	253	739	1,580	3,100
Solano County Unincorporated	42	23	28	60	153	99
	<b>2,690</b>	<b>1,424</b>	<b>1,631</b>	<b>4,344</b>	<b>10,090</b>	<b>12,985</b>
<b>Sonoma County</b>						
Cloverdale	51	37	39	106	233	417
Cotati	45	29	20	68	161	257
Healdsburg	36	27	27	66	155	331
Petaluma	258	141	141	330	870	1,945
Rohnert Park	236	141	147	471	994	1,554
Santa Rosa	1,500	871	1,075	2,829	6,274	6,534
Sebastopol	31	20	27	62	139	176
Sonoma	37	27	37	70	171	353
Windsor	182	105	100	223	611	719
Sonoma County Unincorporated	735	406	480	1,106	2,728	1,364
	<b>3,109</b>	<b>1,803</b>	<b>2,092</b>	<b>5,331</b>	<b>12,335</b>	<b>13,650</b>
<b>REGION</b>	<b>46,316</b>	<b>28,862</b>	<b>33,252</b>	<b>79,559</b>	<b>187,990</b>	<b>214,500</b>

Note: This draft 2014-2022 RHNA by income category for each jurisdiction is based on the Jobs-Housing Connection Scenario. Totals may not add up due to rounding.

## MEMO

Date: March 7, 2012  
To: ABAG Executive Board  
From: Ken Kirkey, Director , ABAG Planning & Research  
Subject: Plan Bay Area: Release of Draft Preferred Land Use Scenario

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### **Executive Summary**

At the ABAG Executive Board meeting on March 15, 2012, staff will present the draft Preferred Land Use Scenario for Plan Bay Area. The Scenario will include jobs, population and housing distribution by 2040 for the region, counties, cities and priority development areas. The draft Preferred Land Use Scenario will provide an overview of past and projected trends: how the region grew over the past thirty years and expected economic and demographic trends; housing access and production challenges; and the relationship of housing, employment centers and transportation infrastructure.

The draft Preferred Land Use Scenario has been developed to demonstrate how the Bay Area's diversity of communities and natural resource areas can retain and enhance their unique qualities and characteristics supported by a strong, globally competitive economy with housing opportunities located in proximity to job centers and transit services.

### **Recommended Action:**

This is an Information Item. No action is required

### **Next Steps:**

Release of the draft Preferred Transportation Scenario and the performance targets of the draft Preferred Scenario to the Joint MTC Planning Committee and ABAG Administrative Committee meeting on Friday, April 13, 2012.





## BayArea Plan

MEMO

Date: March 8, 2012  
To: Housing Methodology Committee (HMC)  
From: Ken Kirkey, ABAG Director of Planning and Research  
Subject: Overview of Regional Housing Needs Determination (RHND) Methodology

State legislation enacted in 1980 (Chapter 1143, Statutes of 1980; AB 2853) requires each community to plan for its share of the state's housing need, for people at all income levels. The California Department of Housing and Community Development (HCD) determine the RHND or total housing need for each region in the state. As the Council of Governments for the San Francisco Bay Area, it is ABAG's responsibility to distribute the need amounts to local governments. This mandated process is the Regional Housing Need Allocation (RHNA) and is based on an eight-year zoning capacity and assumes complete market feasibility.

By statute, ABAG has an opportunity to consult with HCD about how their assumptions and methodology in developing the need determination compare to the regional population forecasts that are used in the Regional Transportation Plan (RTP). Since 1980, it has been ABAG's responsibility to distribute this need to local governments. With the passage of SB 375, the housing allocation plan must allocate housing units within the region consistent with the development pattern included in the Sustainable Communities Strategy (SCS), which identifies a network of neighborhoods that can accommodate housing over 25 years.

The relationship between RHNA, RTP, and SCS is inherent to the goals of SB 375, which seeks to create an integrated land use, housing, and transportation plan that is both feasible and equitable. In fulfillment of the Housing Element Law, the RHND establishes the existing and projected total housing need at least two years prior to the scheduled Housing Element revision. The RHNA process completed by ABAG allocates shares of the established regional housing need to each city, town, and unincorporated portion of the county at least one year prior to the scheduled revision. Since housing development is inextricably linked to land use and transportation investments, SB 375 encourages consistency between the RHNA methodology and the federally required RTP that is reinforced through the OneBayArea Grant (OBAG). This consistency comprises the backbone of the SCS Preferred Scenario, whereby housing allocations will be prioritized by Place Types and Priority Development Areas (PDAs).

Since January 2011, staff from ABAG and MTC has been working with the members of the SCS Housing Methodology Committee—which is made up of staff and elected officials from all nine counties as well as stakeholder groups—to develop the framework for the RHNA methodology. The committee's discussions to date have focused primarily on determining how best to promote consistency between RHNA and the development pattern of the SCS, while ensuring that the allocation of housing need also meets the specific objectives of Housing Element law, including that

every jurisdiction accommodate its fair share of the region's housing need. With the passage of SB 375, the housing allocation plan must allocate housing units within the region consistent with the development pattern included in SCS.

### Overview of 2014-2022 RHND Methodology

For the fifth RHNA cycle, HCD determined ABAG's regional housing need to be 187,990 units for the 8.8 year projection period from January 2014 through October 2022. This determination is based on population projections produced by the California Department of Finance (DOF) and was derived with consideration of the extraordinary uncertainty regarding national, state, local economies and housing markets. For this cycle only, HCD made an adjustment to account for abnormally high vacancies and unique market conditions due to prolonged recessionary conditions, high unemployment, and unprecedented foreclosures.

The proposed RHNA methodology framework is based upon the following four elements:

#### 1. Sustainability Component

- *Jobs-Housing Connection (Preferred Scenario)* is based on 2010-2040 economic, demographic, and analyses the regional growth is predicted to include an additional 1.1 million jobs, 660,000 housing units, and 700,000 households. These projections take into account changes due to the recession, vacancy rates, group housing, and household size. The Jobs-Housing Connection focuses 73% of housing and 66% of job growth by county in PDAs. This policy assumes major investments and policy changes to affordable housing and infrastructure development.

#### 2. Fair Share Component

- *Upper Housing Threshold:* if growth in PDAs meets or exceeds 110% of the jurisdiction's household formation growth based on the Sustainability Component, it would not be assigned additional growth based on the Fair Share Components. The Upper Housing Threshold ensures that cities which exhibit desirable amenities to support growth (such as PDAs and areas with transit and employment opportunities) are not overburdened by being allocated growth beyond their infrastructural capacity (*Factor 2a*).
- *Minimum Housing Floor:* jurisdictions would be assigned a minimum of 40 percent of household formation growth; however, a jurisdiction's allocation would be capped at twice what it received during the 2007-2014 RHNA period if its growth was increased to the 40 percent minimum in the SCS Preferred Scenario *and* its allocation based on the proposed methodology would be more than twice its 2007-2014 allocation. This factor encourages all jurisdictions to produce a portion of total housing need. It also ensures that, along with the number of mechanisms for promoting infill development in transit-rich areas (including the Sustainability Component and the Transit Factor), less-intensely developed areas with a need for worker and farm worker housing are still required to plan new housing (*Factor 8*).
- *Fair Share Factors:* the original housing element law requires that all cities and counties in California engage in detailed planning to meet their housing needs. The RHNA and SCS

processes help to facilitate this requirement and ensure that each municipality in a region provides for their “fair share” of affordable housing.

Past RHNA Performance (total low- and very-low income units permitted)

- The number of units permitted will likely be related to the market demand for housing – for example, in cities with inclusionary housing ordinances or developer impact fees to fund affordable housing, a hot housing market will produce larger numbers of permits for affordable housing development (*Factor 4*).
- Jurisdictions with insufficient past RHNA performance likely also suffer from high housing costs (*Factor 7*).

Non-PDA employment (number of jobs)

- Allocating housing in accordance with employment opportunities encourages a balanced relationship between jobs and housing (*Factor 1*).

Transit (frequency and coverage)

- Considering both the coverage and frequency of available transit throughout a jurisdiction in the RHNA methodology will maximize use of existing public transit infrastructure (*Factor 3*).

Household growth is influenced by local land use plans and policies, including planned and protected agricultural lands (*Factor 2d*), open space and parks (*Factor 2c*), city-centered growth policies, urban growth boundaries (*Factor 5*), and any physical or geological constraints. Ensures housing allocation is not based solely on existing amenities but also planned or projected growth.

### 3. Income Allocation

- Promotes an equitable regional income distribution. In jurisdictions which have a low share of very low and low-income housing this factor will increase their responsibility for the provision of affordable housing towards the regional average (*Factor 6*).
- Government Code Sections 65584 (d.1) and 65584 (d.4) state that the goals for the Regional Housing Needs Allocation process include increasing the housing supply and the mix of housing types and levels of affordability in all cities and counties in an equitable manner, as well as allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that category. This 175% shift method ensures that jurisdictions receive lower allocations for housing of a given affordability level if they already supply a disproportionate amount of that housing category, in accordance with state objectives. This also promotes the state objective for increasing the mix of housing types among cities and counties equitably.

The income distribution for the region is similar to what it was for the 2007-2014 RHNA period:

	2007 – 2014 RHNA	2014 – 2022 RHNA
Very Low	22.8%	24.8%
Low	16.4%	15.4%
Moderate	19.3%	17.8%
Above Moderate	41.6%	42.0%

#### 4. Sphere of Influence Adjustments

Every city in the Bay Area has a “Sphere of Influence” (SOI), which can be either contiguous with or go beyond the city’s boundary. The SOI boundary is designated by the county’s Local Area Formation Commission (LAFCO). The LAFCO influences how government responsibilities are divided among jurisdictions and service districts within a county. The SOI is considered the probable future boundary of a city and a city is responsible for planning areas within its SOI.

The RHNA methodology includes rules for allocating the housing need for a jurisdiction’s SOI where there is projected growth in the area. **With the exception of Marin County, the 2014-2022 RHNA has been based on the same approach regarding SOI in the 2007-2014 RHNA. Changes made to Marin County’s SOI have been noted below:**

1. In Napa, San Mateo, Santa Clara, Solano, and Sonoma counties, the allocation of housing need generated by the unincorporated SOI was assigned to the cities.
2. In Alameda and Contra Costa counties, the allocation of housing need generated by the unincorporated SOI was assigned to the county.
3. In Marin County, 62.5 percent of the allocation of housing need generated by the unincorporated SOI was assigned to the city; and 37.5 percent was assigned to the county.

# LEGISLATION & GOVERNMENTAL ORGANIZATION COMMITTEE

Committee Chair: Councilmember Julie Pierce—City of Clayton

Committee Vice Chair: Supervisor David Rabbit—Sonoma County

Staff: Patricia Jones – Assistant Executive Director 510/ 464-7933; FAX 510/464-7970; [PatJ@abag.ca.gov](mailto:PatJ@abag.ca.gov)

Kathleen Cha – Senior Communications Officer 510/ 464-7922; [KathleenC@abag.ca.gov](mailto:KathleenC@abag.ca.gov)

## Thursday, March 15, 2012 – 3:30 p.m. to 5:00 p.m.

ABAG Large Conference Room B, MetroCenter, 101 Eighth Street, Oakland

### AGENDA\*

1.	<b>OPEN AGENDA</b> Committee members may raise issues for consideration; members of the public may speak.	Information/ Action
2.	<b>APPROVAL OF MINUTES</b> Committee will review and approve the minutes of the January 19, 2012, L&GO meeting.	Information/ Action
3.	<b>2012 NEW AND RETURNING LEGISLATION** FOR CONSIDERATION:</b>  <b>SB 1220 (Steinberg &amp; DeSaulnier) Housing Opportunity Trust Fund Act of 2012</b> <b>SB 1545 (DeSaulnier) Bay Area Toll Bridges</b> <b>AB 441 (Monning) State Planning</b> <b>AB 484 (Alejo) Enterprise Zones: Expiration of Designation</b> <b>AB 710 (Skinner) Local Planning: Infill and Transit-oriented Development</b> <b>AB 1585 (Perez) Redevelopment</b> <b>Status: Pilot Funding Bill to Implement SB 375</b>	Information/ Action
4	<b>REPORT ON 2012 LEGISLATIVE WORKSHOP AND RECEPTION</b> Update on Sacramento Workshop and Reception held on February 22nd	Information/ Action
5.	<b>UPDATE ON 2012 PROPOSED STATE BALLOT MEASURES</b>	Information
	<b>ADJOURNMENT</b> Next meeting is scheduled for <b>May 17, 2012.</b>	Action
	<b>Agenda and other written materials are available at ABAG/Front Desk, 101 8<sup>th</sup> Street, Oakland, or at <a href="http://www.abag.ca.gov/meetings">http://www.abag.ca.gov/meetings</a> --</b>	

\* The Committee may take any action on any item on the agenda

\*\* Full California Bill Texts and actions can be read and printed out from state website: [www.leginfo.ca.gov](http://www.leginfo.ca.gov).



**LEGISLATION**  
**2012 State Legislative Session**  
**Legislation & Governmental Organization Committee**  
**March 2, 2012**

Bill Author	Subject	Status	Staff Recommendation	L&GO Position	Legislation Summary
<b>*NEW BILLS</b>					<b>Bold Face/Shading in Legislation Summary indicates change/ amendments.</b>
<i>Bills to be reviewed are listed in numeric order with Assembly bills listed first, followed by Senate bills</i>					
<b>*SB 1220</b> Steinberg and DeSaulnier	<b>New Bills</b> <b>Housing Opportunity Trust Fund Act of 2012</b>	<b>SEN</b> From printer; may be acted upon on or after March 25	Watch		<b>This bill would enact the Housing Opportunity Trust Fund Act of 2012. The bill would make several 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 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. By imposing new duties on counties with respect to the imposition of the recording fee, the bill would create a state-mandated local program.</b> <b>--The bill would require revenues from this fee be sent quarterly to the Department of Housing and Community Development for deposit in the Housing Opportunity Trust Fund, which the bill would create within the State Treasury. The bill would provide that moneys in the fund may be expended for the purpose of supporting affordable housing, as specified. The bill would impose certain auditing and reporting requirements.</b> <b>--This bill would result in a change in state taxes for the purpose of increasing state revenues within the meaning of Section 3 of Article XIII A of the California Constitution, and thus would require for passage the approval of 2/3 of the membership of each house of the Legislature.</b>
<b>*SB 1545</b> DeSaulnier -CoAuthor Hancock	<b>Bay Area Toll Bridges</b>	<b>SEN</b> Read First Time	Watch		<b>This bill would prohibit public money from being used on the development or improvement of an office building at 390 Main Street, San Francisco, until after the State Auditor has</b>

Bill Author	Subject	Status	Staff Recommendation	L&GO Position	Legislation Summary	Page 3
					<p>minimum parking standards if they find that existing publicly available parking within a mile has a peak occupancy exceeding 85%. These findings require a parking utilization study completed within the last 24 months that reviews publicly owned on-street and off-street parking and privately owned off-street parking that's publicly accessible, excluding spaces on exclusively residential streets.</p> <p>This bill's prohibition does not apply if the proposed project:</p> <ol style="list-style-type: none"> <li>1. And adjoining properties are restricted to development at a floor area ratio below 0.75;</li> <li>2. Is located on a parcel with dwelling units with rents that are restricted by recorded covenants or ordinances to levels affordable to low or moderate income persons and families where the units will be destroyed or removed. However, this exception does not apply if the proposed development includes an equal number of bedrooms that will be affordable in the same proportions as the former units. In that case, rental units must remain affordable for at least 55 years or the term remaining on recorded affordable housing covenants. Ownership replacement units shall be made available at affordable housing costs for at least 45 years;</li> <li>3. Is located on a parcel where the owner withdrew rental units from rental or lease pursuant to the Ellis Act; or</li> <li>4. If the property is covered by a specific plan adopted on or before December 31, 2011, and the plan sets off-street parking requirements that are lower than the parking requirements for similar uses outside of transit intensive areas.</li> </ol> <p>This bill defines a "transit intensive area" as an area that is within a mile of an existing major transit stop, as defined by the California Environmental Quality Act, or within one-quarter mile of the center line of a high-quality transit corridor of a planned major transit stop, as shown on a regional transportation plan.</p> <p>The bill declares that a project is within this -mile standard or mile of the center line if:</p> <p>All of the parcels have not more than 25% of their area more than a -mile of the transit stop or within mile of the center line of a transit corridor; and</p> <p>Not more than 10% of the residential units or 100 units (whichever is less) are more than miles from the transit stop or mile of the center line of a corridor.</p> <p>This bill defines a "high-quality transit corridor" as a corridor with fixed route bus service with service intervals less than 15 minutes during peak commute hours.</p>	

Bill Author	Subject	Status	Staff Recommendation	L&GO Position	Legislation Summary	Page 5
					city and county that created it are deemed to be enforceable obligations, except as specified. --The bill would further expand upon, and clarify, the scope of the successor agency's and the oversight board's responsibilities. This bill would declare that it is to take effect immediately as an urgency statute.	
<b>AB 57 Beall</b>	<b>BILLS PREVIOUSLY CONSIDERED</b> Metropolitan Transportation Commission	<b>SEN</b> Transportation and Housing	Support	<b>Continue Support as written</b>  <b>Had Support Position in 2011 Legislative cycle</b>	This bill would, instead, require the Metropolitan Transportation Commission to consist of 21 members, including one member appointed by the Mayor of the City of Oakland and one member appointed by the Mayor of the City of San Jose. The bill would require the initial term of those 2 members to end in February 2015. The bill would, effective with the commission term commencing February 2015, prohibit more than 3 members of the commission from being residents of the same county, as specified. By imposing new requirements on a local agency, this bill would impose a state-mandated local program.	
<b>SB 654 Steinberg</b>	<b>Redevelopment</b>	<b>ASM</b> Read first time. Held at Desk	Watch	<b>Watch</b>	<b>Amended 1/31/12. This bill would allow the host city or county of a dissolving redevelopment agency to retain the funds on deposit in the agency's housing fund and expands the types of agency loans from the host city or county that are considered enforceable obligations. Senate deleted urgency clause.</b> Would revise the definition of the term "enforceable obligation" and modify provisions relating to the transfer of housing funds and responsibilities associated with dissolved redevelopment agencies. The bill would provide that any amounts on deposit in the Low and Moderate Income Housing Fund of a dissolved redevelopment agency be transferred to specified entities, such as city, county, or city and county. Bill would make conforming changes	
<b>SB 659 (Padilla)</b>	<b>Community Redevelopment</b>	<b>ASM</b> Re-referred to Com on Rules		<b>Support</b>	Would postpone the current February 1 <sup>st</sup> deadline for dissolution of Redevelopment Agencies to April 15, 2012.	
<b>SB 878 DeSaulnier</b>	<b>Regional Planning: Bay Area</b>	<b>ASM</b> Read first time. Held at Desk	Watch	<b>Watch</b>	Would require the Joint Policy Committee – a subcommittee of representatives from the Metropolitan Transportation Commission, the Association of Bay Area Governments, the Bay Area Air Quality Management District and the Bay Conservation & Development Commission — as well as its individual member agencies — to prepare a number of new reports related to the Sustainable Communities Strategy (SCS), including	

## ABAG FINANCE AND PERSONNEL COMMITTEE

Thursday, March 15, 2012, 5:00 p.m.  
ABAG Conference Room  
MetroCenter—8<sup>th</sup> and Oak Streets  
Oakland, CA

	<u>Recommendation</u> **
1. <b>Public Comments</b>	<b>Information</b>
*2. <b>Minutes of the January 19, 2012 Meeting</b>	<b>Action</b>
*3. <b>Financial Reports – ABAG</b> <i>The December 2011 and January 2012 Financial reports are enclosed with the agenda packet.</i>	<b>Action</b>
4. <b>Update on Budget Discussions Regarding Long-Term Funding for Planning and Research</b> <i>An oral report will be provided.</i>	<b>Information</b>
<b>THE FOLLOWING ITEM WILL BE DISCUSSED IN CLOSED SESSION PURSUANT TO THE REQUIREMENTS OF THE RALPH M. BROWN ACT.</b>	
5. <b>Public Employee Performance Evaluation</b> <i>Title: Executive Director</i>	<b>Action/ Information</b>
6. <b>Adjournment</b>	<b>Action</b>

\* Attachments enclosed with packet.

\*\* The Committee may take action on any item on the agenda, which action may be the recommended action, any other action or no action.

# ABAG FINANCE AND PERSONNEL COMMITTEE

## Summary Minutes

January 19, 2012

### Members Present

Supervisor Rose Jacobs Gibson, Chair  
Supervisor David Cortese  
Supervisor John Gioia  
Mayor Mark Green  
Supervisor Scott Haggerty  
Supervisor Barbara Kondylis  
Supervisor Mark Luce  
Vice Mayor Peter McHugh  
Councilmember Julie Pierce  
Councilmember A. Sepi Richardson

### Jurisdiction

County of San Mateo  
County of Santa Clara  
County of Contra Costa  
City of Union City  
County of Alameda  
County of Solano  
County of Napa  
City of Milpitas  
City of Clayton  
City of Brisbane

### Members Not in Attendance

Supervisor Susan Adams County of Marin

### Officers and Staff Present

Ezra Rapport, Executive Director  
Patricia Jones, Assistant Executive Director  
Kenneth Moy, Legal Counsel  
Herbert Pike, Finance Director  
Judy Kelly, Director of SFEP  
Susan Hsieh, Assistant Finance Director  
Caitlin Sweeney, Sr. Environmental Specialist

### Guests:

Supervisor David Rabbitt County of Sonoma  
Councilmember Dave Hudson City of San Ramon

- 1) The meeting was called to order at 5:00 p.m.
- 2) Supervisor Rose Jacobs Gibson and Councilmember A. Sepi Richardson were unanimously re-elected as Chair and Vice-Chair, respectively. /M/Kondylis/S/McHugh
- 3) Summary Minutes of the November 17, 2011 meeting were approved. /M/McHugh/S/Kondylis/C/approved.

- 4) Pike provided an overview of the October and November 2011 Financial Reports.  
/M/McHugh/S/Richardson/C/approved.
- 5) Rapport and Pike presented the Proposed Work Program, Budget and Membership Dues--  
FY 2012-13 for review.  
/M/Pierce/S/Kondylis/C/ to recommend to the Executive Board to forward to the  
General Assembly for approval.
- 6) Pike presented a resolution to establish a trust for ABAG employees through the  
California Government Voluntary Employees Beneficiary Association (CALGOVEBA).  
/M/Richardson/S/Kondylis/C/ to recommend adoption by the Executive Board.
- 7) Closed Session re Public Employee Performance Evaluation/Executive Direction.  
No reportable action.
- 8) Closed Session conference with legal counsel re Crandall v ABAG—Notice of Claim  
received. Reportable Action—The Committee recommended rejection of the claim.
- 9) Meeting adjourned at 6:00 p.m.

TO: Finance and Personnel Committee

DT: January 26, 2012

FM: Herbert Pike, Finance Director

Re: Financial Reports  
--December 2011

The following are highlights of the financial reports for December 2011.

Overall Summary (Figures 3, 4, 7 & 8)

Through December 31st, the Agency's net financial operating gain of about \$189 thousand is higher than in previous years, the largest factor being the surplus in indirect overhead to-date attributed to the diversion of accounting, information technology and administrative support personnel away from indirect overhead and charging directly to several new energy projects. The Association's cash balance is \$1.97 million higher than the end of December the prior year. A significant portion of current year's cash balance is committed for grant funded activities.

Cash on Hand (Figure 1)

Cash on hand decreased to \$2.89 million as of December 31st from \$4.02 million on November 30th. The decrease of \$1.13 million is partly attributed to a payment in the amount of \$620 thousand. The funds were deposited into a CalPERS trust account to fund for the FY 10-11 OPEB liability. In addition, large payments were issued to consultants and contractors for services provided in prior months. The December balance includes approximately \$762 thousand invested in the Local Agency Investment Fund (LAIF). Currently, ABAG does not hold any other investments. The December 31st cash balance is approximately \$1.97 million greater than the prior year. In the current fiscal year, the Association received large advances from a few granting agencies to fund for future project activities.

Receivables (Figure 2)

Receivables from grant and service programs amounted to about \$4.71 million on December 31st, a decrease of \$963 thousand from the month prior. The month to month decrease is mainly due to a \$666 thousand decrease in billed grants receivables and a \$254 thousand decrease in unbilled receivables. Some outstanding invoices were paid by granting agencies and less expenditure incurred during the month resulting in a decline in receivables. Receivables are approximately \$1.44 million higher than they were a year prior reflecting the higher grant activity level in the current fiscal year, especially in energy-related grant activity.

Actual vs. Budgeted Expenses (Figure 9)

Total expenses through December 31st, the sixth month of the new fiscal year, amounted to about \$12.67 million, or 45.3 percent, of the adjusted budgeted annual expense of \$28.0 million for FY 2011-12. The substantial upward adjustment is due to some large grants (funded through ARRA) that have strict requirements to spend the funds, primarily to contractors, before the end of the current fiscal year.

Actual vs. Budgeted Revenues (Figure 10)

As of December 31st, total revenues amounted to about \$12.86 million, or 45.2 percent, of the revised budgeted annual revenue of \$28.05 million for FY 11-12.

As of December 31st, both revenues and expenses are below projections for the first six months of FY 2011-12 (50 percent). These positions are largely due to the timing of consultant and sub-contractor expenses that are grant funded and for which there is a customary lag between the rendering of the service and the conversion to an expense and receivable when the contractors submit their bills.

Fund Equity (Figure 5)

As of December 31st, general fund equity was approximately \$1.27 million, a slight decrease of \$7 thousand from prior month. The Agency's restricted fund equity, consisting of capital, self-insurance, building maintenance and reserves, remained unchanged at \$560 thousand. That is \$50 thousand over the previous year to reflect the discussed minimum annual reserve increase in reserves of \$50 thousand per year.

Indirect Cost (Figure 6)

The Agency's actual indirect cost (overhead) rate was 37.89 percent, or 5.06 percent below target. The lower than expected rate reflects the diversion of substantial central services efforts toward new grants, especially energy grants. Unless new grants are awarded later in the year, it is expected that the grants will end and staff will move toward allocable overhead costs that will cause the rate to rise.

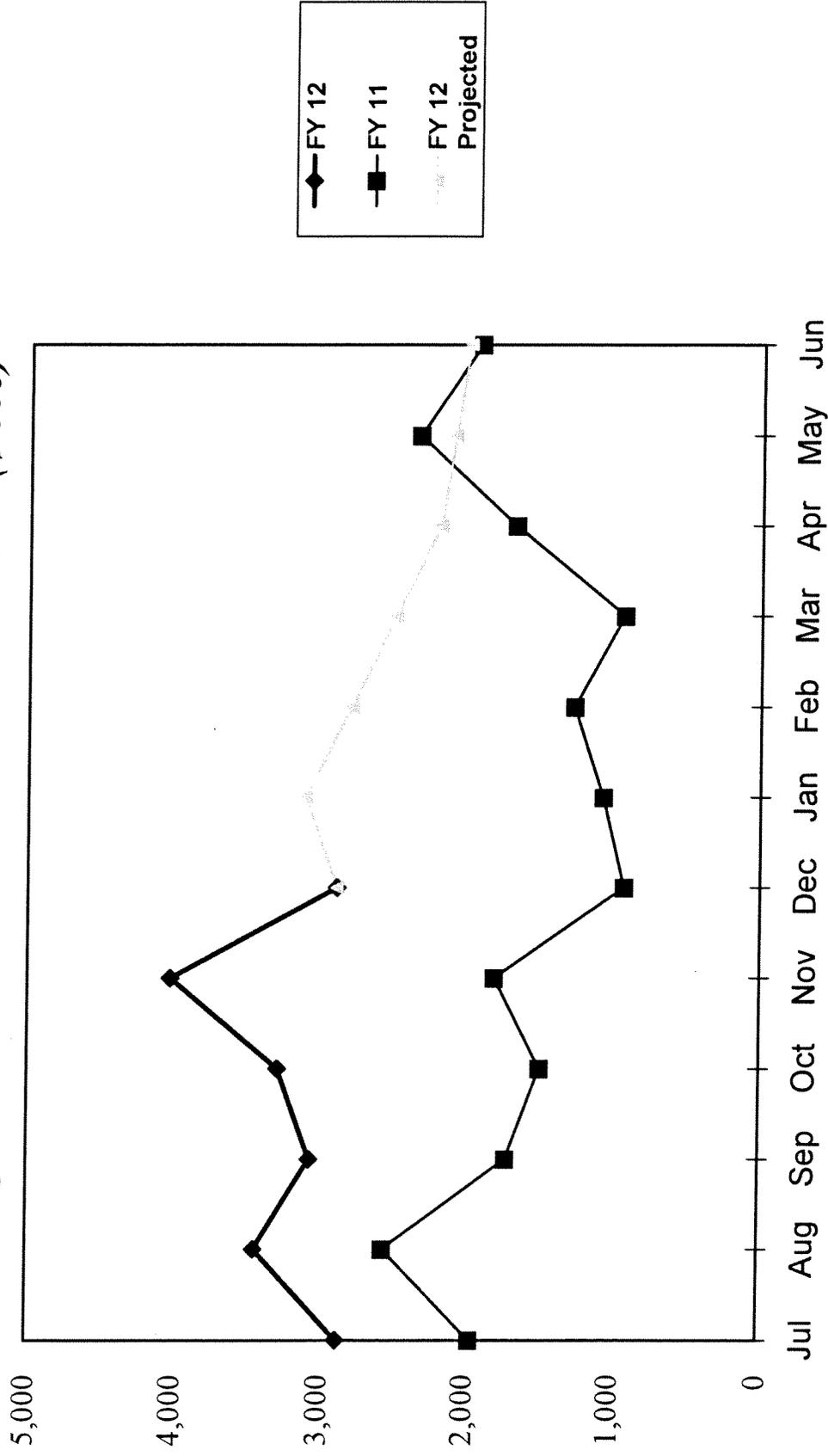
# ABAG FINANCIAL REPORTS

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* Composition of Revenues .....	Figure 8
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* Actual vs. Budgeted/Projected Revenues .....	Figure 10

# ABAG Financial Indices

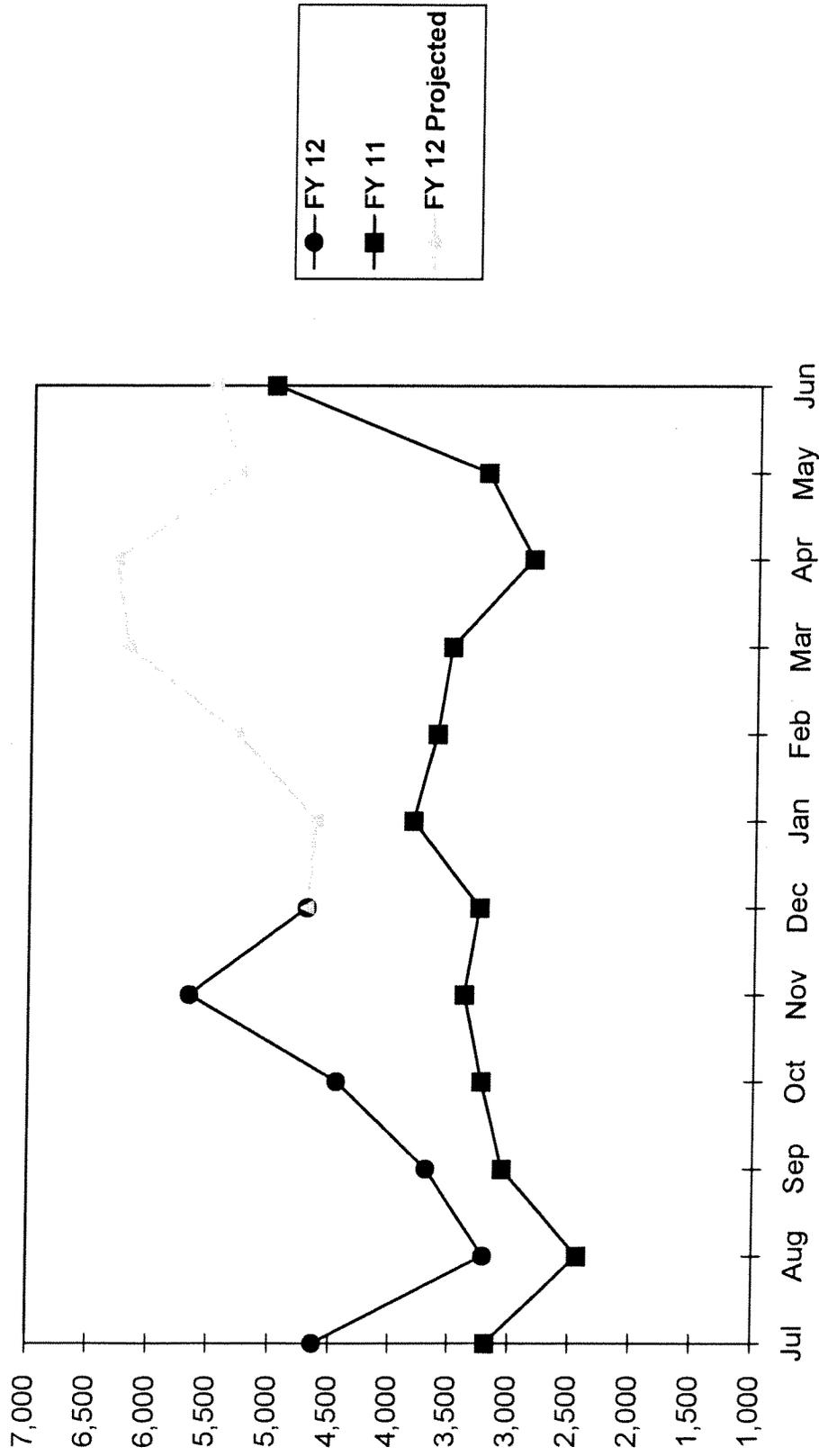
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 This chart shows fluctuation patterns of cash on hand for the current and prior fiscal years.

# ABAG Financial Indices

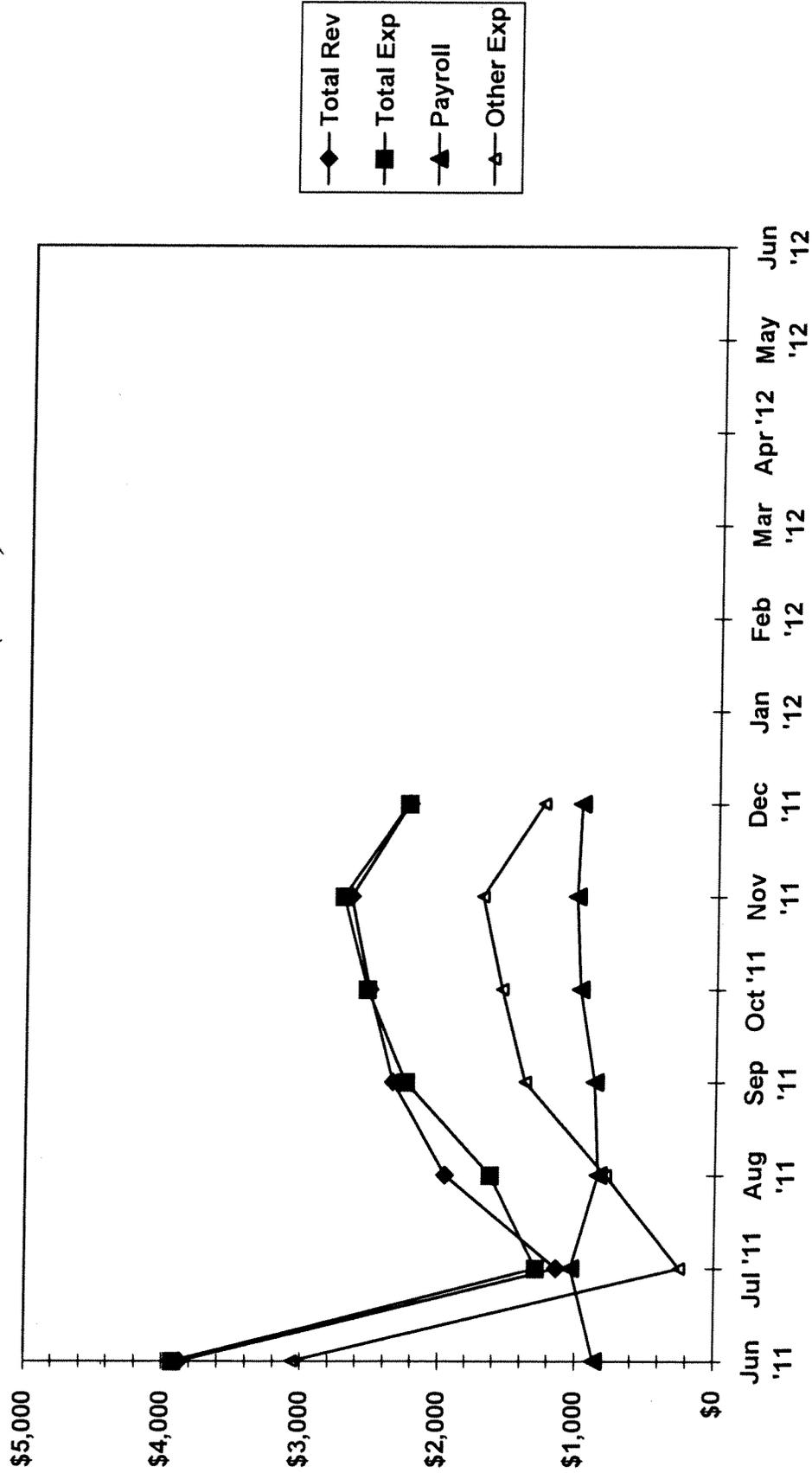
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Accounts receivable include receivables generated by grants and service programs over two fiscal years. Reflects the reasonableness of our receivable levels; usually have about six weeks' worth of annual revenues in receivables.

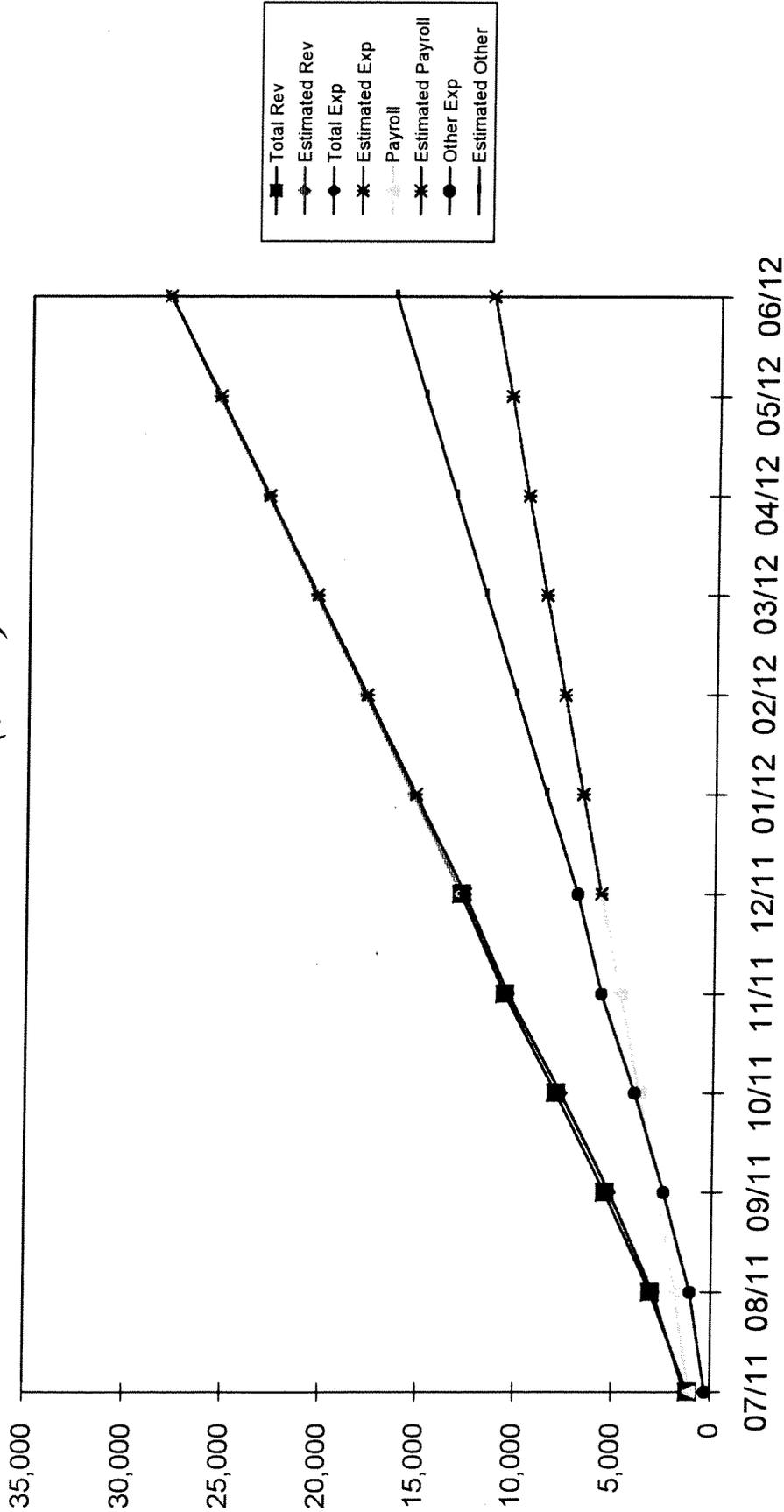
# ABAG Financial Indices

Figure 3--Current Month Revenues & Expenses  
FY 11-12 (\$'000)



Presents month by month total revenues, total expenses, payroll and other expenses for the current fiscal year. The difference between total revenues and total expenses lines represents the overall current month net surplus (or deficit) for the Association.

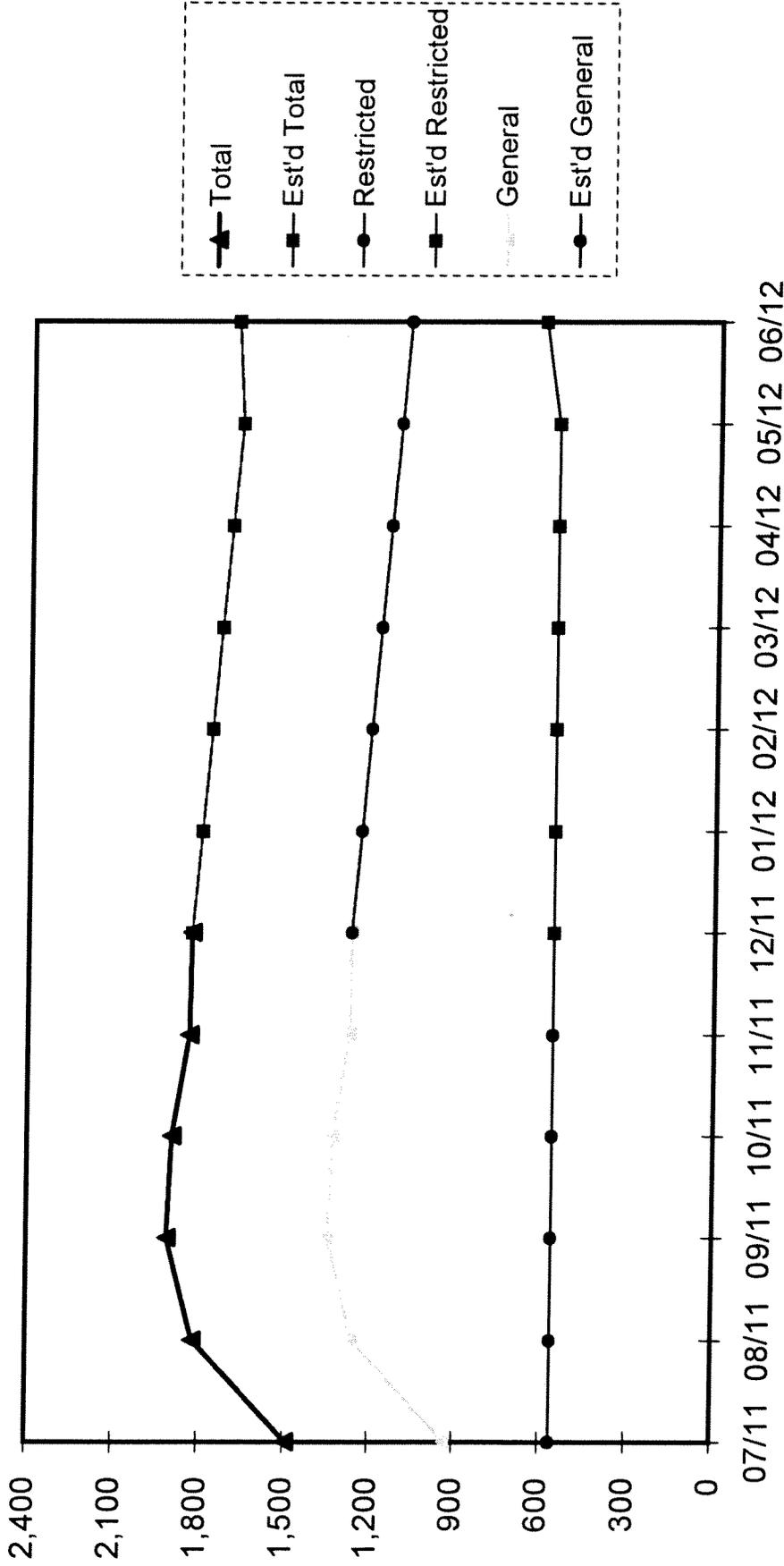
**ABAG Financial Indices**  
**Figure 4--Year-to-date Revenues & Expenses**  
**FY 11-12 (\$'000)**



Presents year-to-date total revenues, total expenses, payroll and other expenses for the current fiscal year. The difference between total revenues and total expenses lines represents the overall year-to-date net surplus (or deficit) for the Association.

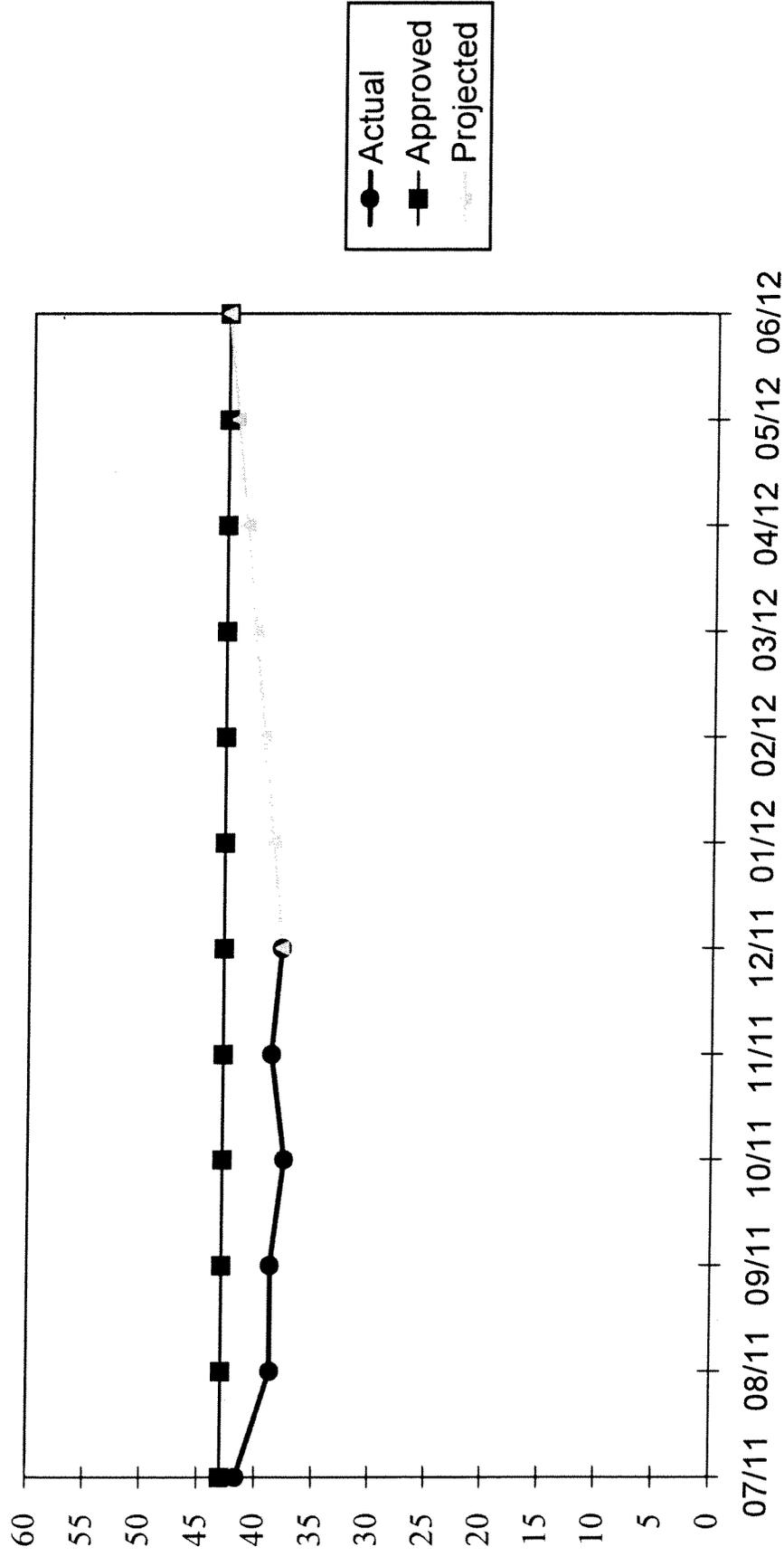
# ABAG Financial Indices

Figure 5--Fund Equity  
FY 11-12 (\$'000)



Presents general, restricted and total fund equities for the current fiscal year. General fund equity represents unrestricted equity. Restricted equities include building improvement interest, building maintenance, self-insurance, capital and contingency reserve. These restricted equities represent the Association's equities set aside for specific purposes. Total equity is the sum total of general and restricted equities.

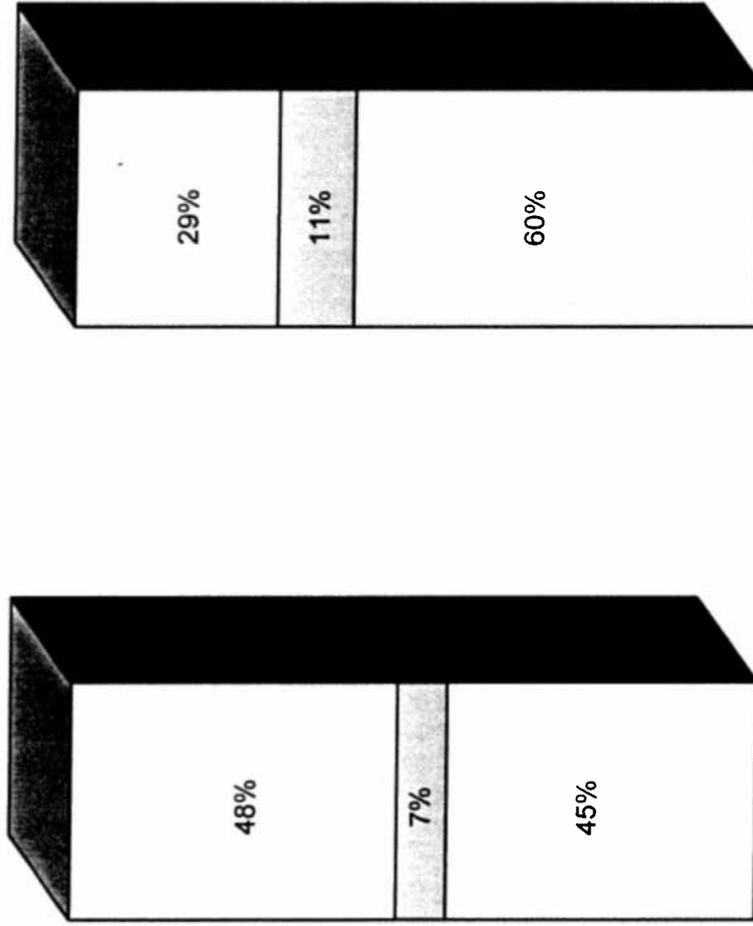
**ABAG Financial Indices**  
**Figure 6--Indirect Cost Rate (% of Direct Labor Cost)**  
**FY 11-12**



Shows a comparison between the actual indirect cost rate and the approved rate. The approved indirect cost rate is computed by dividing total estimated overhead expenses by total projected direct labor cost for a fiscal year. This rate is used as a standard overhead cost rate to allocate indirect costs to all projects. This process is performed in accordance with an indirect cost plan, which is prepared annually in accordance with OMB Circular A-87.

# ABAG Financial Indices

Figure 7-- Composition of Expenses FY 11--FY 12  
Year to Date  
(\$'000)

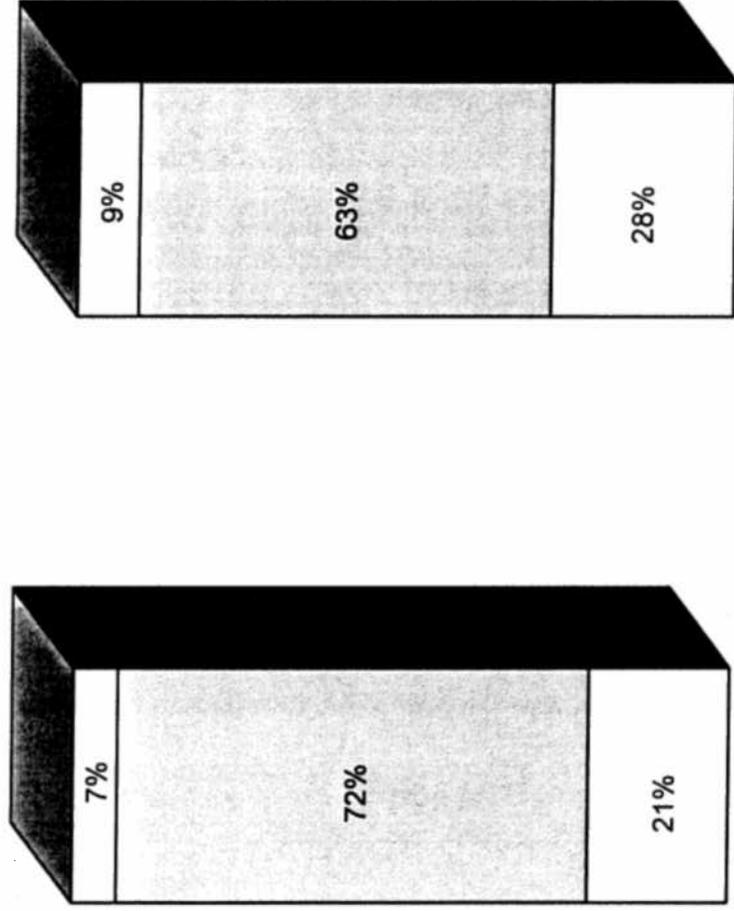


	FY11-12 Expenses (Total \$12,671)	FY10-11 Expenses (Total \$9,293)
□ Consultants	\$6,015	\$2,730
□ Others	\$922	\$1,029
□ Payroll	\$5,734	\$5,534

This chart compares expenses for current and prior fiscal year. It groups expenses into three broad categories--payroll costs, consultants and other expenses.

# ABAG Financial Indices

**Figure 8-- Composition of Revenues FY 11--FY 12  
Year to Date  
(\$'000)**

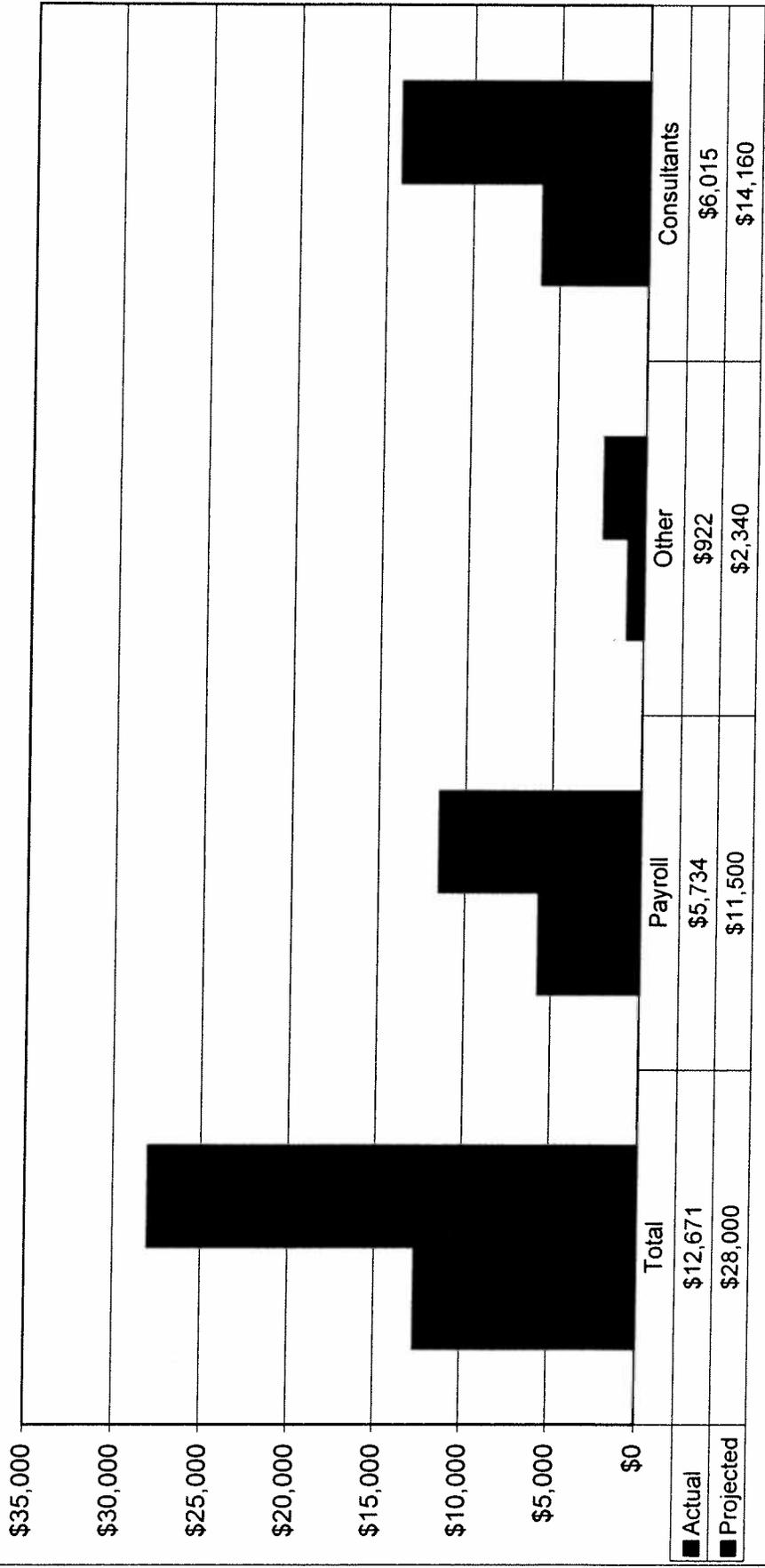


	FY 11-12 Revenue (Total \$12,860)	FY 10-11 Revenue (Total \$9,091)
□ Membership	\$866	\$845
□ Grants	\$9,256	\$5,721
□ Services & Others	\$2,738	\$2,525

*Presents a breakdown of total revenues into four main sources--membership, grants, services and others. This chart compares revenue sources between current and prior fiscal year.*

# ABAG Financial Indices

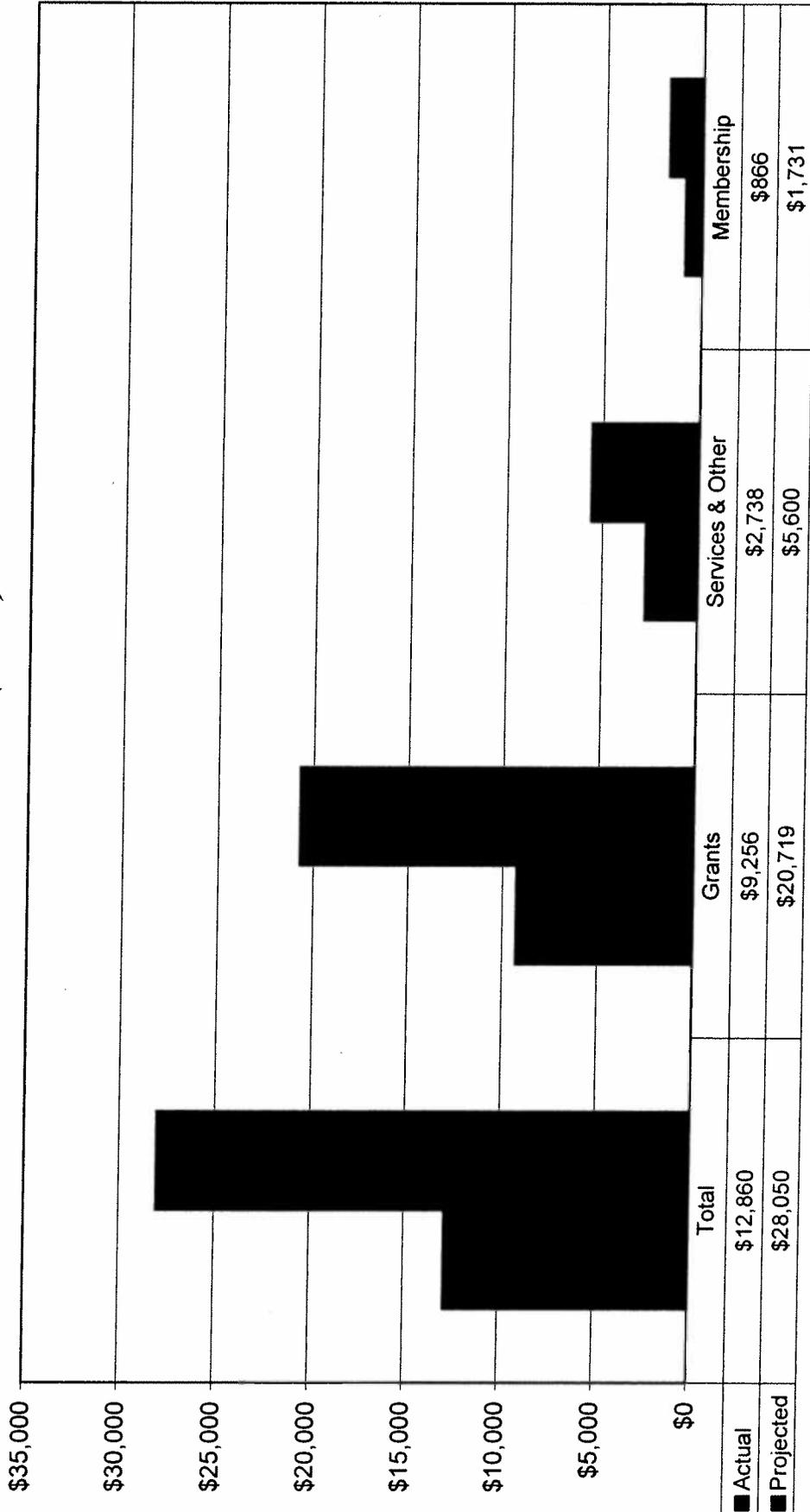
Figure 9--Actual vs Projected Expenses--FY 11-12  
Year to Date (\$'000)



Presents a comparison of actual and budgeted/projected total expenses as well as component categories: payroll costs, consultants and other expenses.

# ABAG Financial Indices

Figure 10--Actual vs Projected Revenues--FY 11-12  
Year to Date (\$'000)



Presents a comparison of actual and budgeted/projected total revenues as well as component categories: membership dues, grants, services and other.

TO: Finance and Personnel Committee

DT: February 29, 2012

FM: Herbert Pike, Finance Director

Re: Financial Reports  
--January 2012

The following are highlights of the financial reports for January 2012.

Overall Summary (Figures 3, 4, 7 & 8)

Through January 31st, the Agency's net financial operating gain of about \$102 thousand is higher than in previous years, the largest factor being the surplus in indirect overhead to-date attributed to the diversion of accounting, information technology and administrative support personnel away from indirect overhead and charging directly to several new energy projects. The Association's cash balance is \$2.04 million higher than the end of January the prior year. A significant portion of current year's cash balance is committed for grant funded activities.

Cash on Hand (Figure 1)

Cash on hand increased to \$3.11 million as of January 31st from \$2.89 million on December 31st. The increase of \$223 thousand is attributed primarily to payments from granting agencies for expenditures billed in prior months. The January balance includes approximately \$764 thousand invested in the Local Agency Investment Fund (LAIF). Currently, ABAG does not hold any other investments. The January 31st cash balance is approximately \$2.05 million greater than the prior year. In the current fiscal year, the Association received large advances from a few granting agencies. The grant funds will be used for future program activities such as the design and construction of the Bay Trail Project and energy incentives for Bay Area homeowners.

Receivables (Figure 2)

Receivables from grant and service programs amounted to about \$4.65 million on January 31st, a decrease of \$63 thousand from the month prior. The month to month decrease reflects a \$525 thousand decrease in billed grants receivables offset by a \$462 thousand increase in unbilled receivables. Effective and efficient management of receivables/grant billings resulted in lower billed receivable balance. Increase in project expenditures resulted in higher unbilled receivable balance. Receivables are approximately \$815 thousand higher than they were a year prior reflecting the higher grant activity level in the current fiscal year, especially in energy-related grant activity.

Actual vs. Budgeted Expenses (Figure 9)

Total expenses through January 31st, the seventh month of the new fiscal year, amounted to about \$15.47 million, or 55.3 percent, of the adjusted budgeted annual expense of \$28.0 million for FY 2011-12. The substantial upward adjustment is due to some large grants (funded through ARRA) that have strict requirements to spend the funds, primarily to contractors, before the end of the current fiscal year.

Actual vs. Budgeted Revenues (Figure 10)

As of January 31st, total revenues amounted to about \$15.58 million, or 55.5 percent, of the revised budgeted annual revenue of \$28.05 million for FY 11-12.

As of January 31st, both revenues and expenses are below projections for the first seven months of FY 2011-12 (58.3 percent). These positions are largely due to the timing of consultant and sub-contractor expenses that are grant funded and for which there is a customary lag between the rendering of the service and the conversion to an expense and receivable when the contractors submit their bills. As some large grants expire, revenues and expenses are expected to increase toward the end of the fiscal year.

Fund Equity (Figure 5)

As of January 31st, general fund equity was approximately \$1.18 million, a decrease of \$87 thousand from prior month. The Agency's restricted fund equity, consisting of capital, self-insurance, building maintenance and reserves, remained unchanged at \$560 thousand. That is \$50 thousand over the previous year to reflect the discussed minimum annual reserve increase in reserves of \$50 thousand per year.

Indirect Cost (Figure 6)

The Agency's actual indirect cost (overhead) rate was 37.64 percent, or 5.31 percent below target. The lower than expected rate reflects the diversion of substantial central services efforts toward new grants, especially energy grants. The rate is expected to increase in the next few months after a sizeable energy project wraps up in March 2012. It will allow some staff to divert their focus and resources back into the overhead functions.

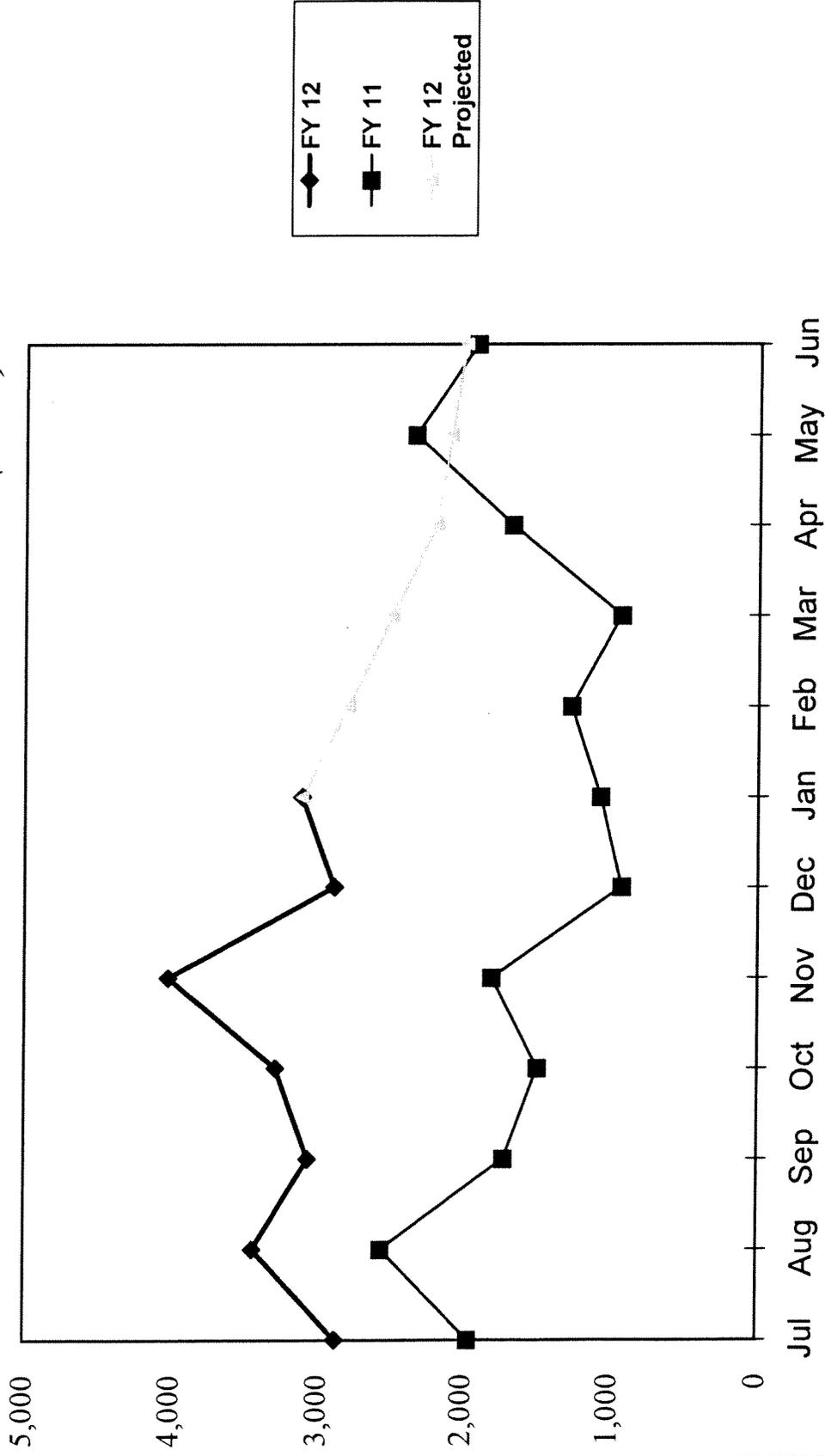
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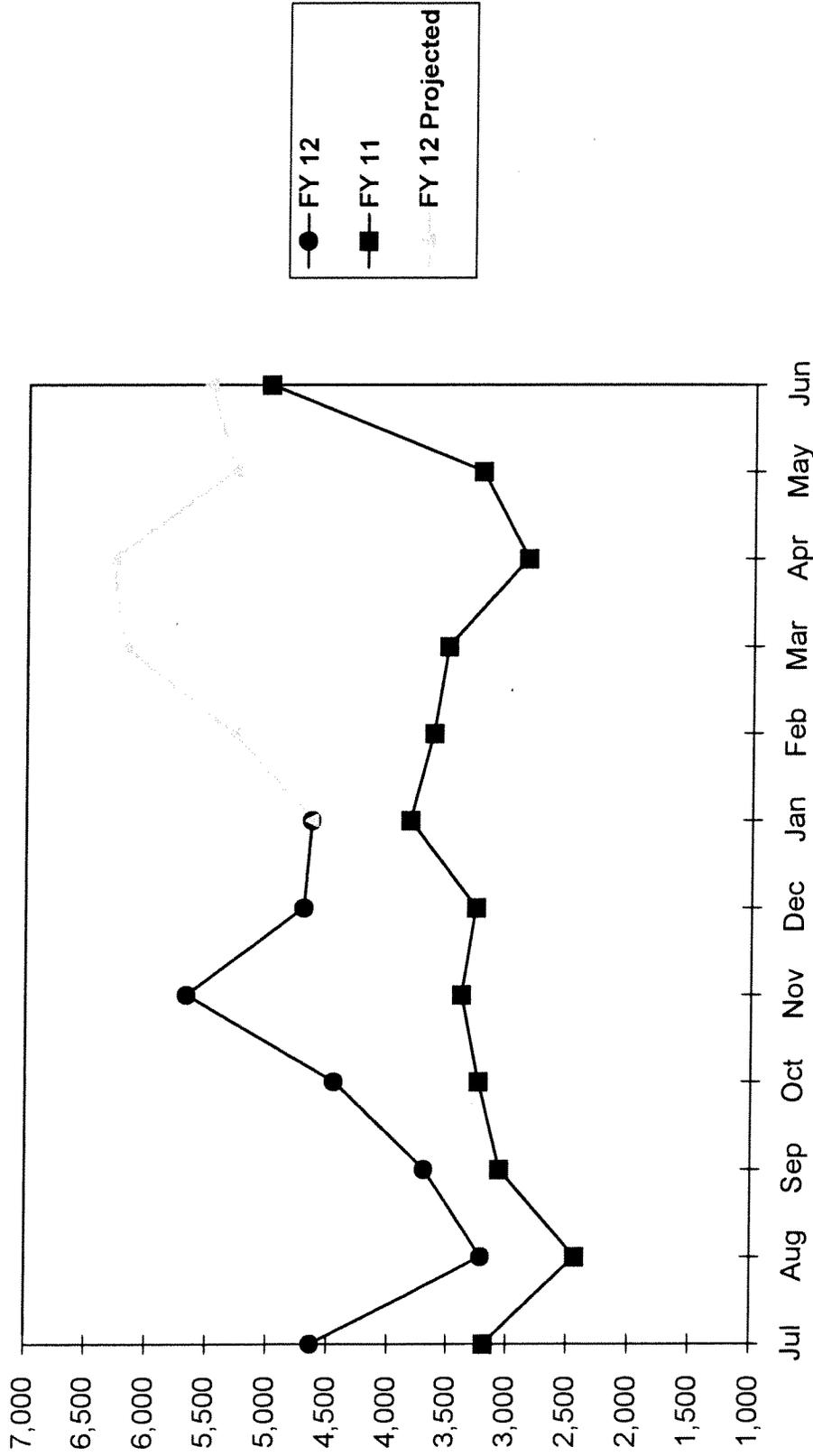
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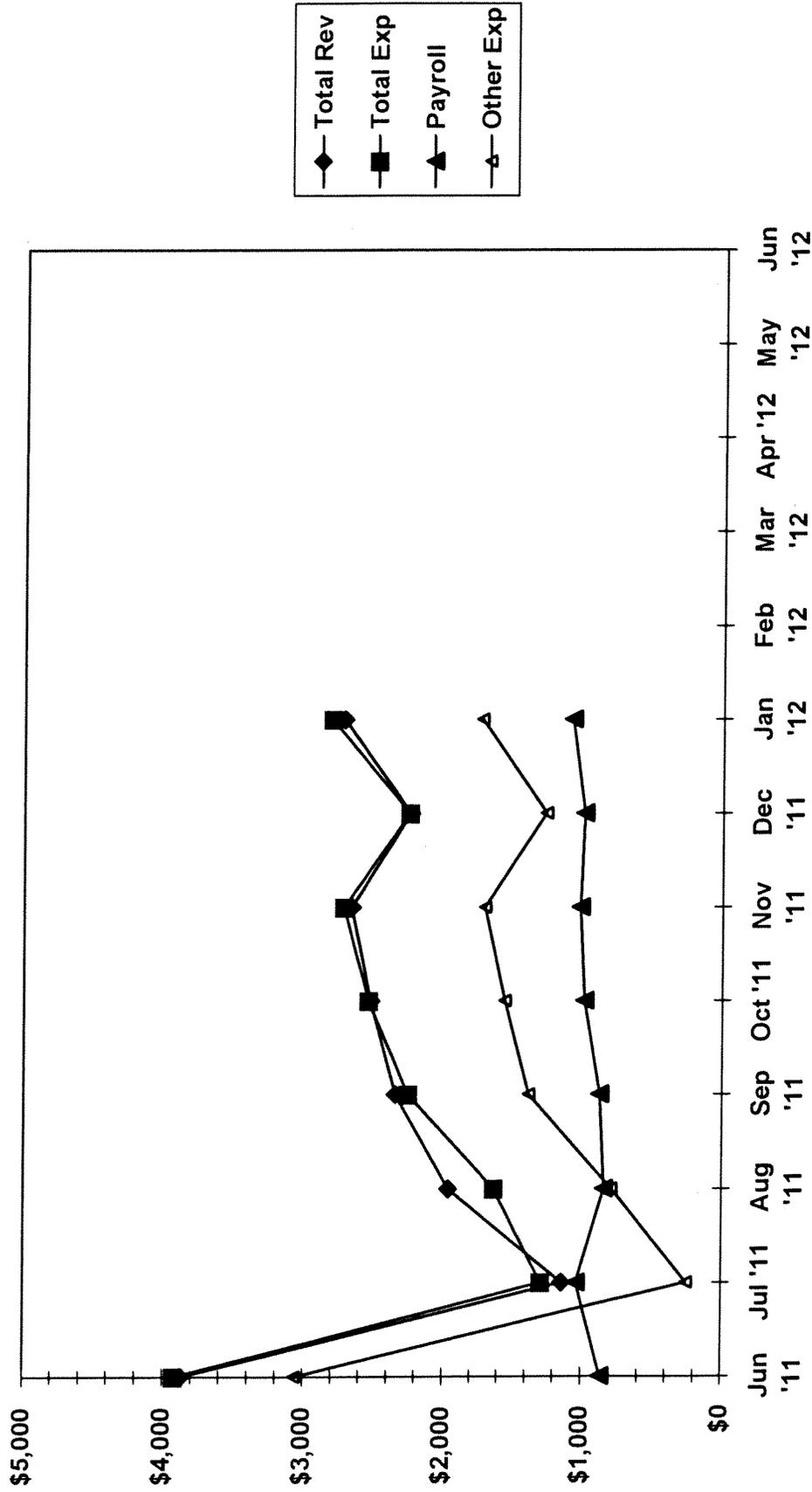
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# ABAG Financial Indices

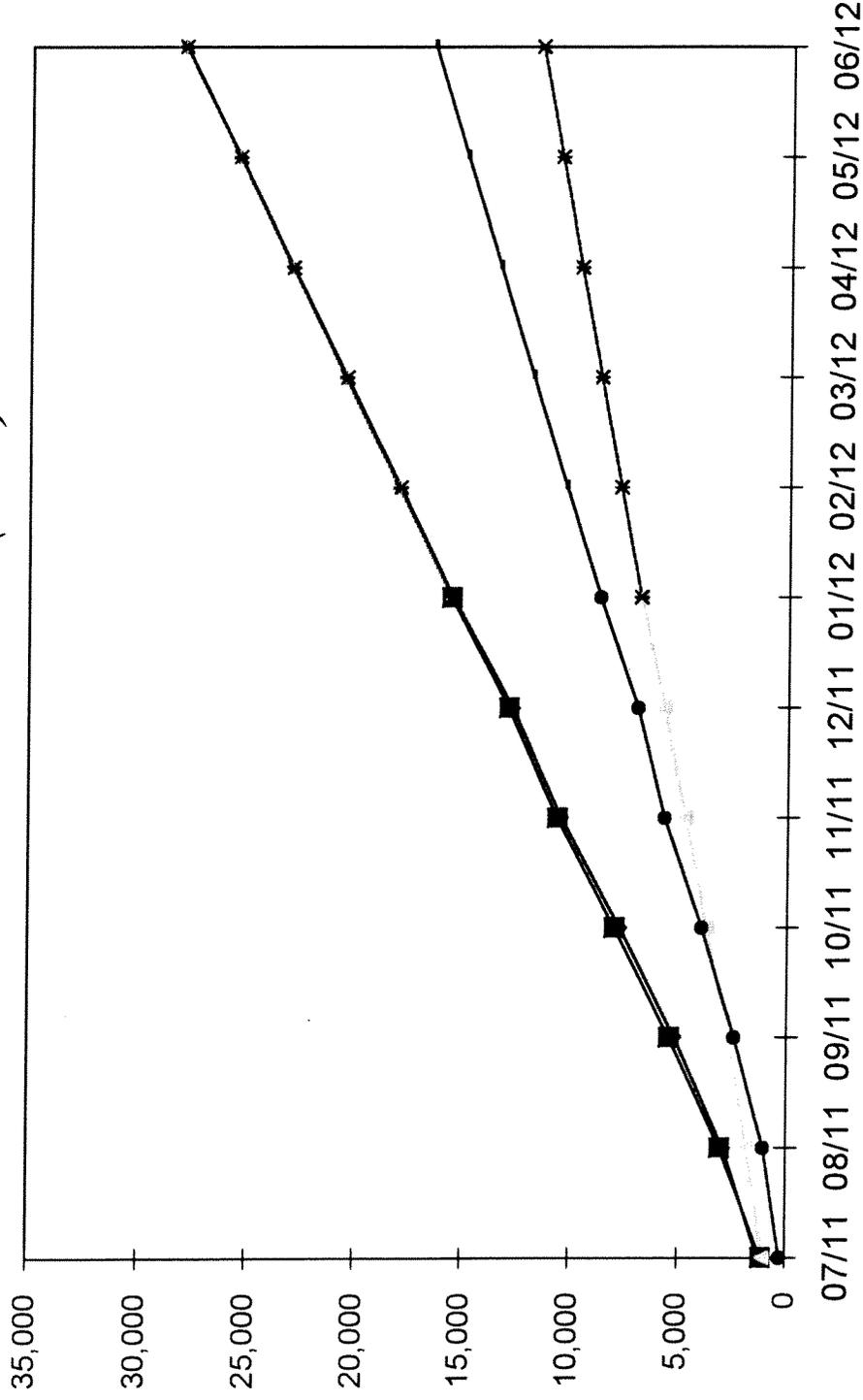
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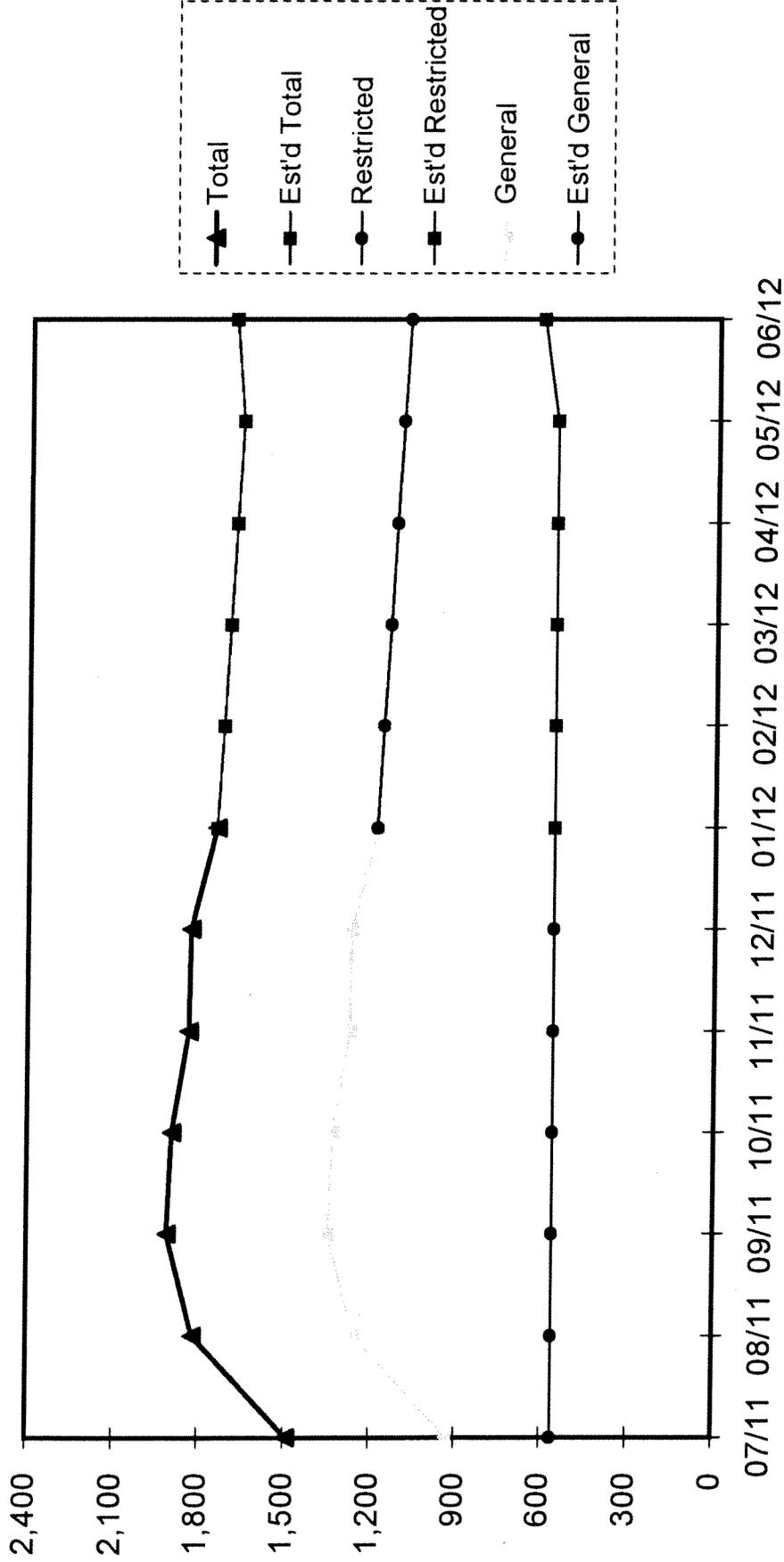
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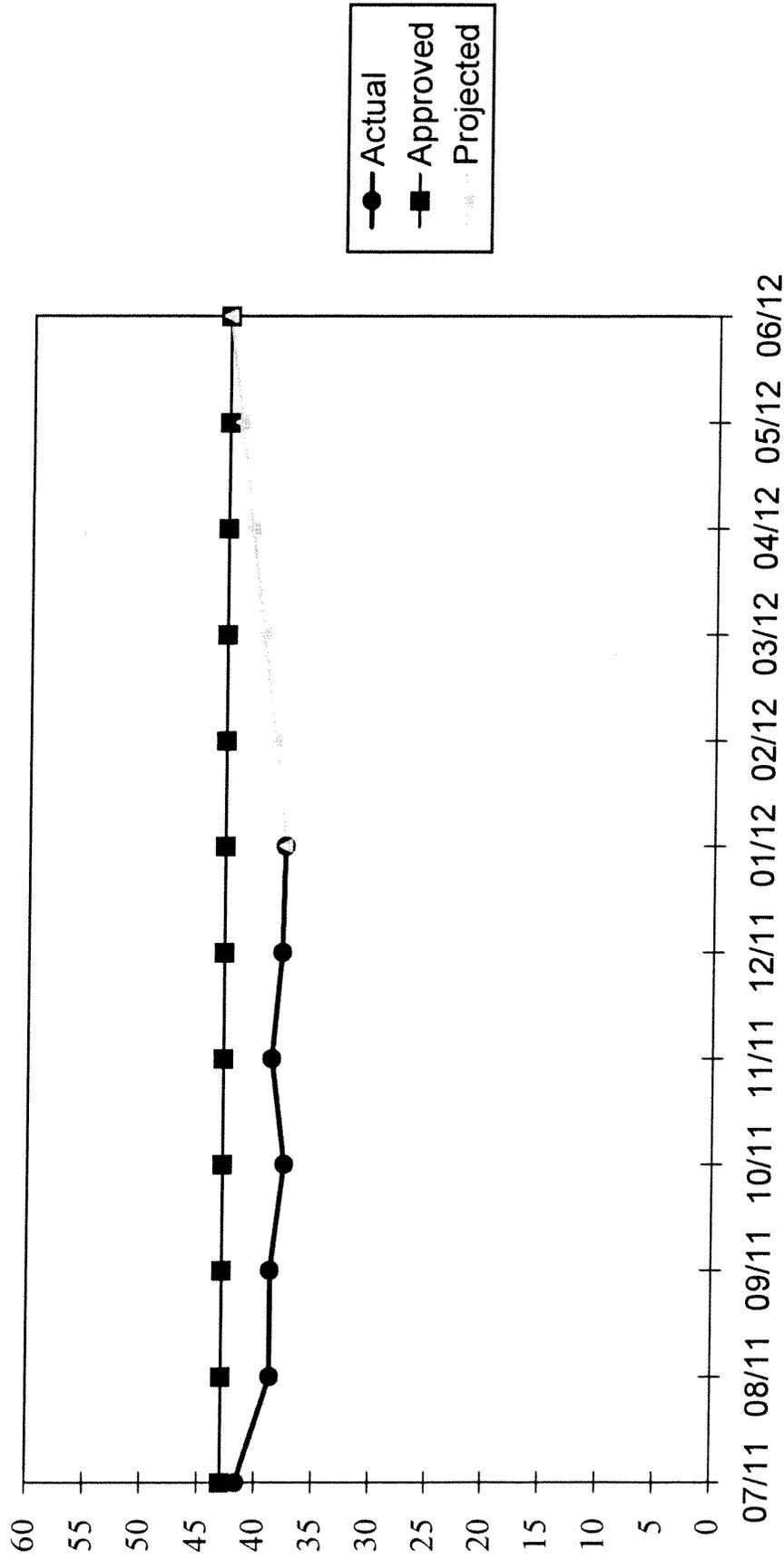
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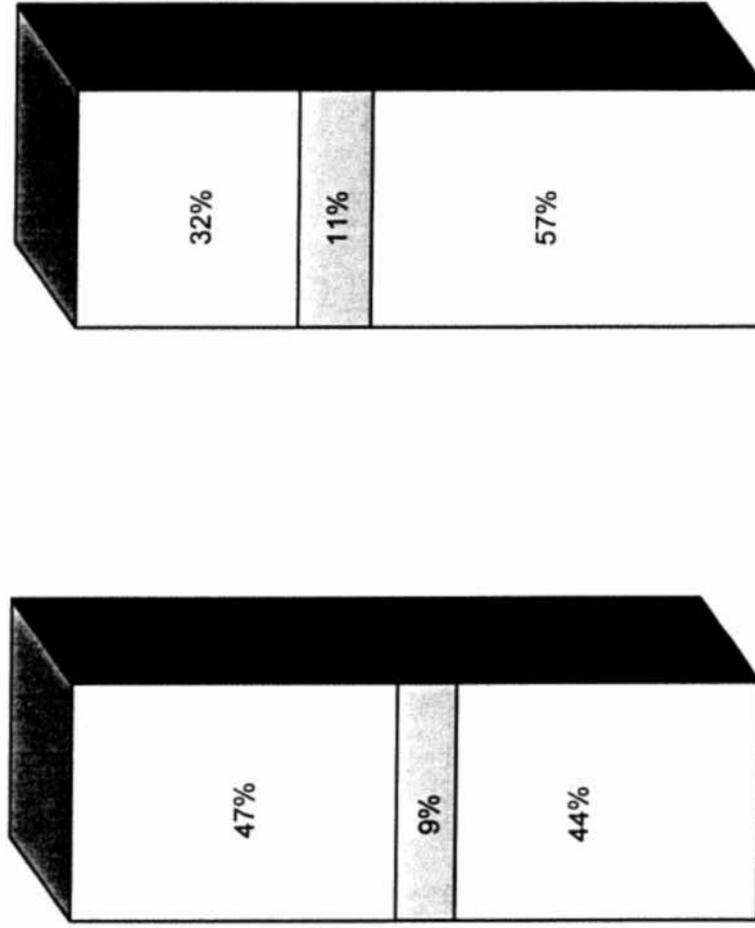
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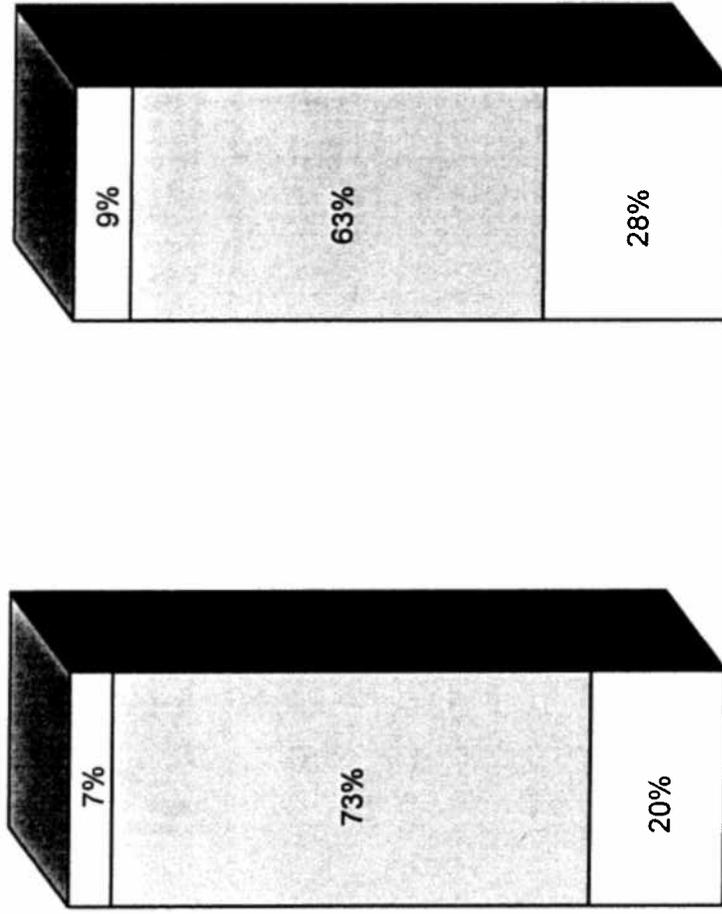


	FY11-12 Expenses (Total \$15,473)	FY10-11 Expenses (Total \$11,630)
<input type="checkbox"/> Consultants	\$7,314	\$3,738
<input type="checkbox"/> Others	\$1,349	\$1,249
<input type="checkbox"/> Payroll	\$6,810	\$6,643

This chart compares expenses for current and prior fiscal year. It groups expenses into three broad categories--payroll costs, consultants and other expenses.

# ABAG Financial Indices

**Figure 8-- Composition of Revenues FY 11--FY 12  
Year to Date  
(\$'000)**

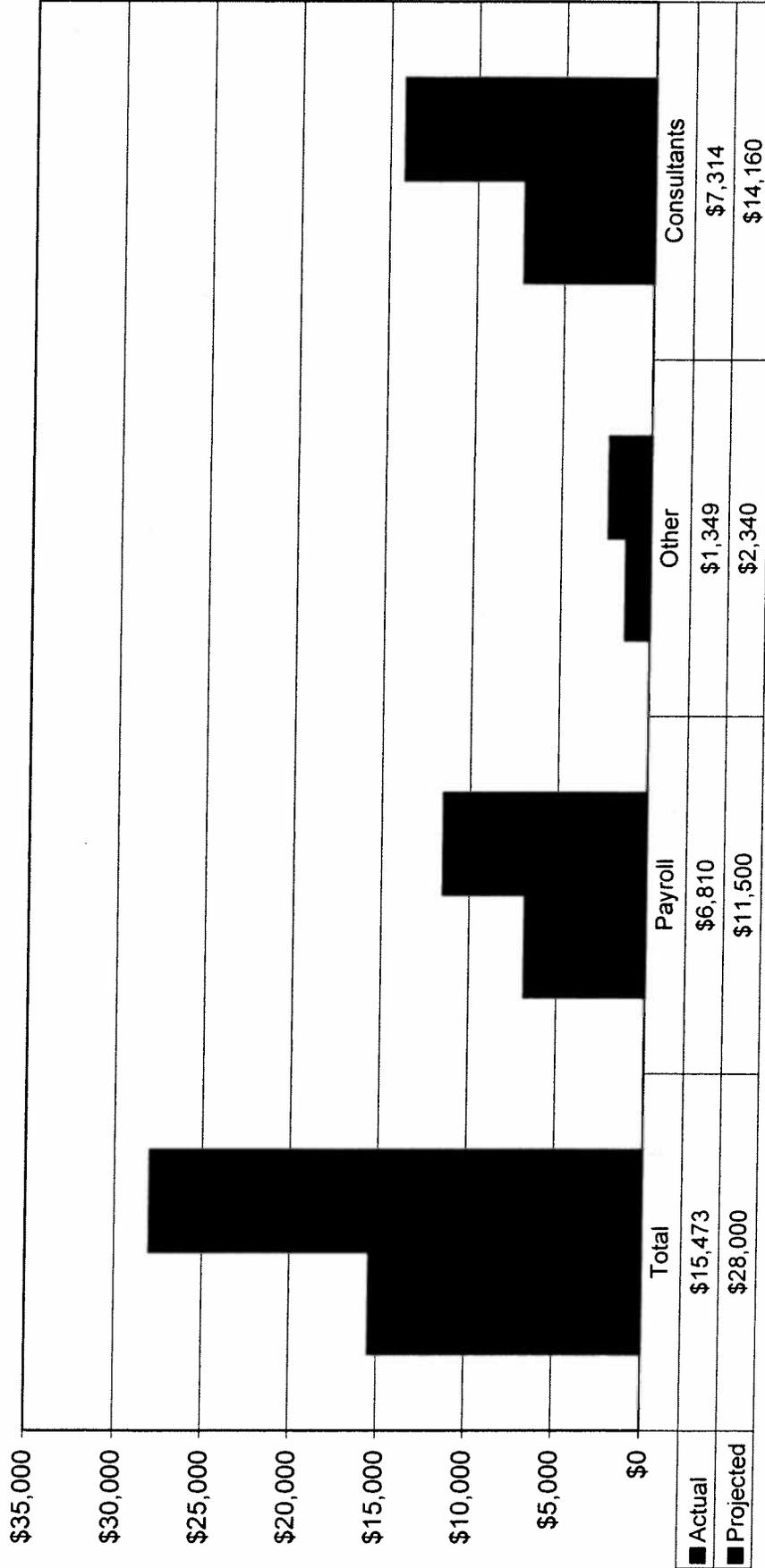


	FY 11-12 Revenue (Total \$15,575)	FY 10-11 Revenue (Total \$11,489)
<input type="checkbox"/> Membership	\$1,010	\$986
<input type="checkbox"/> Grants	\$11,394	\$7,270
<input type="checkbox"/> Services & Others	\$3,171	\$3,233

*Presents a breakdown of total revenues into four main sources--membership, grants, services and others. This chart compares revenue sources between current and prior fiscal year.*

# ABAG Financial Indices

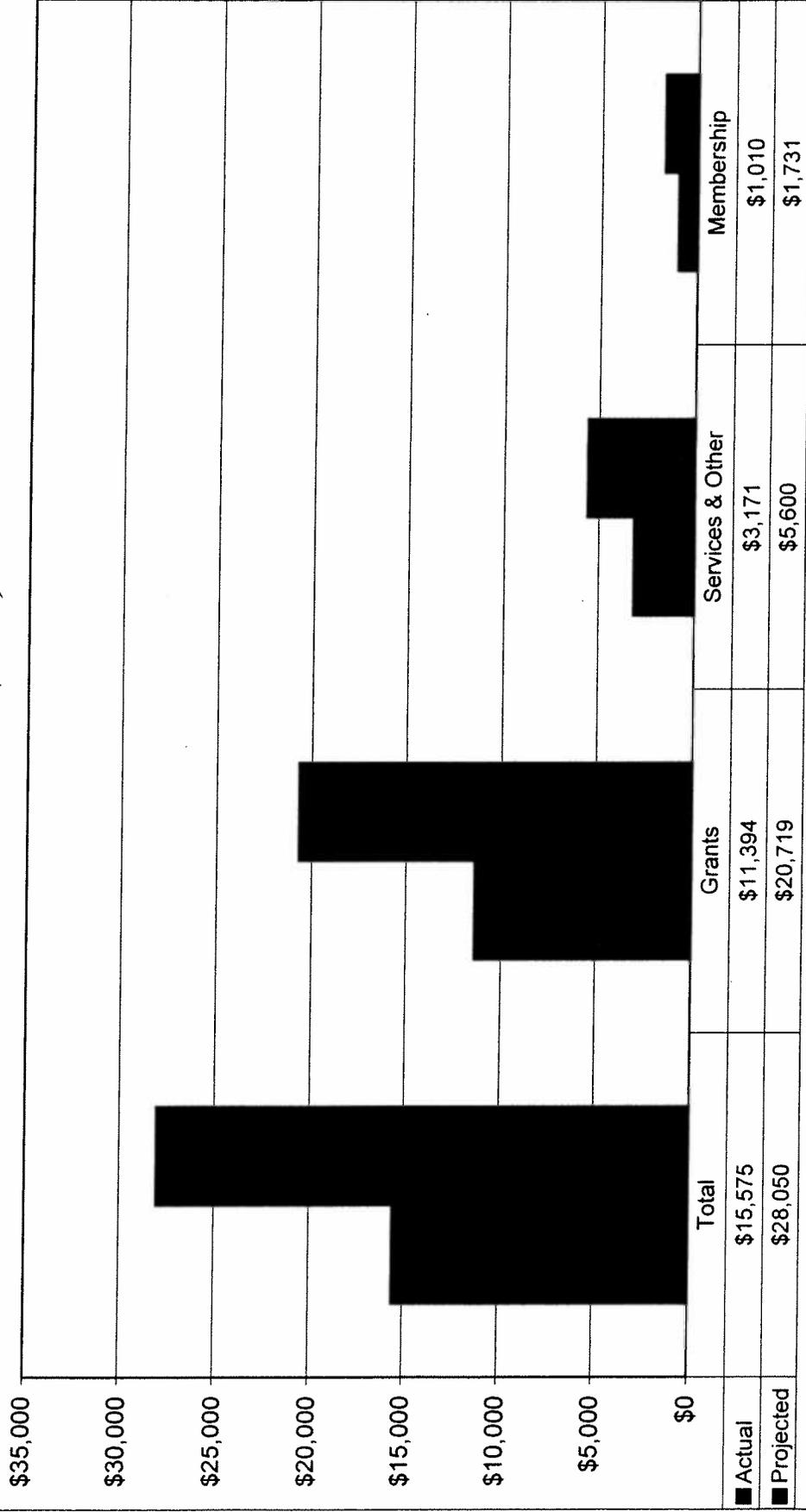
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Year to Date (\$'000)



Presents a comparison of actual and budgeted/projected total revenues as well as component categories: membership dues, grants, services and other.

**ASSOCIATION OF BAY AREA GOVERNMENTS  
FINANCE & PERSONNEL COMMITTEE**

**TABLE OF FINANCIAL REPORT DATA ELEMENTS  
(thousands of dollars)**

<u>Index Description</u>	<u>Jan-12</u>	<u>Dec-11</u>	<u>Nov-11</u>	<u>Jan-11</u>	<u>Dec-10</u>
<b>Cash</b>	3,112	2,889	4,022	1,067	922
<b>Receivables</b>	4,645	4,708	5,671	3,830	3,273
<b>Payroll Cost-YTD</b>	6,810	5,734	4,748	6,643	5,534
<b>-Month</b>	1,076	986	1,014	1,109	935
<b>Total Other Expense-YTD</b>	8,663	6,937	5,675	4,987	3,759
<b>-Month</b>	1,726	1,262	1,702	1,228	939
<b>Total Expenses-YTD</b>	15,473	12,671	10,423	11,630	9,293
<b>-Month</b>	2,802	2,248	2,716	2,337	1,874
<b>Total Revenues-YTD</b>	15,575	12,860	10,620	11,489	9,091
<b>-Month</b>	2,715	2,240	2,659	2,398	1,771
<b>Fund Equity-General</b>	1,182	1,269	1,276	880	819
<b>Total Restricted</b>	560	560	560	510	510
<b>Total Fund Equity</b>	1,742	1,829	1,836	1,390	1,329
<b>Approved Overhead</b>	42.95%	42.95%	42.95%	42.95%	42.95%
<b>Overhead Rate %</b>	37.64%	37.89%	38.73%	44.39%	45.35%

PRESIDENT Supervisor Mark Luce, County of Napa  
 VICE PRESIDENT Councilmember Julie Pierce, City of Clayton  
 IMMEDIATE PAST PRESIDENT Mayor Mark Green, City of Union City  
 SECRETARY-TREASURER Ezra Rapport  
 LEGAL COUNSEL Kenneth K. Moy

County of	Representative	Alternate
ALAMEDA	** Supervisor Nadia Lockyer	Supervisor Keith Carson
ALAMEDA	** Supervisor Scott Haggerty	Supervisor Nathan Miley
CONTRA COSTA	* Supervisor Gayle B. Uilkema	Supervisor Karen Mitchoff
CONTRA COSTA	* Supervisor John Gioia	Supervisor Mary Piepho
MARIN	** Supervisor Susan L. Adams	Supervisor Judy Arnold
NAPA	** Supervisor Mark Luce	Supervisor Bill Dodd
SAN FRANCISCO	** Supervisor John Avalos	Supervisor Eric Mar
SAN FRANCISCO	** Supervisor Carmen Chu	To Be Appointed
SAN FRANCISCO	* Supervisor Malia Cohen	To Be Appointed
SAN MATEO	* Supervisor Rose Jacobs Gibson	To Be Appointed
SAN MATEO	* Supervisor Dave Pine	To Be Appointed
SANTA CLARA	** Supervisor Mike Wasserman	Supervisor George Shirakawa
SANTA CLARA	** Supervisor David Cortese	Supervisor Ken Yeager
SOLANO	* Supervisor Barbara Kondylis	Supervisor Linda Seifert
SONOMA	* Supervisor David Rabbitt	Supervisor Shirlee Zane

Cities in the County of	Representative	Alternate
ALAMEDA	* Councilmember Beverly Johnson (Alameda)	Mayor Stephen Cassidy (San Leandro)
ALAMEDA	* Mayor Mark Green (Union City)	Mayor Michael Sweeney (Hayward)
CONTRA COSTA	** Councilmember Julie Pierce (Clayton)	Councilmember Brandt Andersson (Lafayette)
CONTRA COSTA	** Councilmember Dave Hudson (San Ramon)	Councilmember Ben Johnson (Pittsburg)
MARIN	* Mayor Pro Tem Pat Eklund (Novato)	Councilmember Dan Hillmer (Larkspur)
NAPA	* Mayor Jack Gingles (Calistoga)	Mayor Leon Garcia (American Canyon)
CITY OF SAN FRANCISCO	* Mayor Edwin Lee	Malcolm Yeung, Office of the Mayor
CITY OF SAN FRANCISCO	* Jason Elliott, Dir, Legislative/Government Affairs	Renee Willette, Office of the Mayor
SAN MATEO	** Councilmember A. Sepi Richardson (Brisbane)	Councilmember Pedro Gonzalez (S San Francisco)
SAN MATEO	** Vice Mayor Richard Garbarino (S San Francisco)	Councilmember Nadia Holober (Millbrae)
SANTA CLARA	* Councilmember Ronit Bryant (Mountain View)	Councilmember David Casas (Los Altos)
SANTA CLARA	* Mayor Joe Pirzynski (Los Gatos)	Vice Mayor Gilbert Wong (Cupertino)
SOLANO	** Mayor Harry Price (Fairfield)	Mayor Jack Batchelor (Dixon)
SONOMA	** Councilmember Susan Gorin (Santa Rosa)	Tiffany Renee (Petaluma)
CITY OF OAKLAND	* Councilmember Rebecca Kaplan	To Be Appointed
CITY OF OAKLAND	* Councilmember Jane Brunner	To Be Appointed
CITY OF OAKLAND	* Councilmember Desley Brooks	To Be Appointed
CITY OF SAN JOSE	* Councilmember Sam Liccardo	Councilmember Rose Herrera
CITY OF SAN JOSE	* Councilmember Kansen Chu	Councilmember Nancy Pyle
CITY OF SAN JOSE	* Councilmember Ash Kalra	Mayor Chuck Reed

Advisory Members	Representative	Alternate
RWQCB	Terry Young	Bill Peacock

\* Term of Appointment: July 1, 2010 - June 30, 2012  
 \*\* Term of Appointment: July 1, 2011 - June 30, 2013



**ABAG**

# Meeting Schedule **2012**

## Executive Board Meetings

January 19  
March 15  
May 17  
July 19  
September 20  
November 15

START TIME  
7:00 PM

LOCATION  
Joseph P. Bort MetroCenter Auditorium  
101 8th Street  
Oakland, California 94607  
Across from the Lake Merritt BART Station

## Spring General Assembly

April 19  
Oakland Marriott City Center

## Fall General Assembly

October TBD  
Location TBD