

Regional Planning Committee Summary Minutes

Joseph P. Bort MetroCenter – Claremont Conference Room

101 8th Street, Oakland, California

June 4, 2008

Members Present:

Susan Adams, Supervisor County of Marin
Shiloh Ballard, Silicon Valley Leadership Group
Diane Dillon, Supervisor, Napa County
Juliet Ellis, Urban Habitat Program
Dan Furtado. Councilmember, City of Campbell
Rose Jacobs Gibson. Supervisor, County of San Mateo/ABAG President
Mark Green, Mayor, City of Union City/Chair of RPC/ABAG Vice President
Scott Haggerty, Supervisor, County of Alameda
Stana Hearne, Bay Area League of Women Voters
John Holtzclaw, Sierra Club
Janet Kennedy, Councilmember, City of Antioch
Jim Leddy, Bay Area CMA
Jake Mackenzie, Mayor, City of Rohnert Park
Lesa McIntosh, Board Member, EBMUD
Mike Moore. BAPDA
Joseph Perkins, HBANC
Julie Pierce, Vice Mayor, City of Clayton
A. Sepi Richardson, Mayor Pro Tem, City of Brisbane
Mark Ross, Councilmember, City of Martinez
Carol Severin, EBRPD Board of Directors

Members Absent:

Andy Barnes, Policy Chair, Urban Land Institute
Valerie Brown, Supervisor, County of Sonoma
Jose Cisneros. Treasurer, City and County of San Francisco
Dave Cortese. Vice Mayor, City of San Jose, ABAG Immediate Past President
Pat Eklund, Mayor, City of Novato
Federal Glover, Supervisory, County of Contra Costa
Kasie Hildenbrand, Councilmember, City of Dublin
Jennifer Hosterman, Mayor, City of Pleasanton
Andrew Michael. Bay Area Council
Nate Miley. Supervisory, County of Alameda
Nancy Nadel, Councilmember, City of Oakland
Harry Price, Mayor, City of Fairfield
Pixie Hayward Schickele, California Teachers Association
Dianne Spaulding, Nonprofit Housing of Northern California
Jim Spering. Supervisor, County of Solano

ABAG Staff Present:

Kenneth Kirkey, ABAG Planning Director
Jackie Guzman, Regional Planner

Regional Planning Committee Summary Minutes

Dayle Farina, Administrative Assistant

1. Call to Order/Introductions

Chairperson Green called the meeting to order at 1:10 PM.

Chairperson Green introduced new member Lesa McIntosh, Board Member, East Bay Municipal Utilities District, and provided her background

2. Public Comment

3. Approval of Minutes for February 6, 2008 Meeting.

It was Moved by Committee Member Mackenzie and Seconded that the minutes be approved.

Corrections:

Councilmember Richardson represents Mayor's Association of San Mateo County not Santa Clara County.

Page 3: sated should be stated

Minutes were approved as corrected.

4. Oral Reports/Comments

A. Committee Members

B. Staff

5. FOCUS: The Adoption of FOCUS Priority Conservation Areas (PCAs)

Ken Kirkey, Planning Director, presented information on and asked for the adoption of the Priority Conservation Areas.

Jaqueline Guzman, Regional Planner, presented a snapshot of each Priority Conservation Area; one from each of the 9 Bay Area counties.

Alameda County – South Hills San Leandro Creek

Contra Costa County – Contra Costa County Ad Corp

Marin County – Big Rock Ridgelands

Napa County – Old Growth Redwoods

Santa Clara County – Anderson Coyote Connection

City & County of San Francisco – Protect Land Contiguous to Twin Peaks

Solano County – Vacaville, Fairfield, Solano Greenbelt

Regional Planning Committee Summary Minutes

San Mateo County – Upper San Gregorio Creek Headwaters
Sonoma County – California Coastline along Sonoma Coast

Mr. Kirkey explained the map of the proposed Priority Conservation Areas and presented staff's recommendation. Staff recommended that the RPC support the staff recommendations on the Priority Conservation Area nominations for inclusion in the FOCUS program the Bay Area's Regional Blueprint Plan. Staff also recommended several programmatic next steps including delaying the 2nd call for PCA nominations to the summer of 2009 to provide staff with adequate time to advance protection of the PCAs nominated in the 1st round. Mr. Kirkey indicated that the recommendation would go to the Executive Board on July 17, 2008.

Chair Green asked if there was an acreage estimate for the Priority Conservation Areas. Mr. Kirkey indicated that because the PCAs were generalized areas there was not an acreage figure for the regions proposed Priority Conservation Areas in aggregate. Committee Member Furtado asked if the agricultural lands were privately owned used to grow products and send to market and if so, how would they be eligible for public funding for preservation. Mr. Kirkey replied that farmland areas would be protected through the application of an easement which includes future development but allows farming to continue. With an application of a farmland conservation easement a land owner agrees to keep their farmland as it is. They accept an easement which is applied to the title, which allows the farmer to stay on the land and precludes selling it for development in the future.

Committee Member Furtado asked how funding from State Coastal Conservancy (SCC), would be utilized for the PCAs and if the PCAs would be the only conservation projects that SCC would fund in the Bay Area. Mr. Kirkey replied that the SCC will use the PCAs as a primary indicator of where they should spend their money. It does not preclude them from funding projects which are not PCAs.

Committee Member Ballard stated that going forward she would encourage us to strengthen the link between the PDAs and the PCAs and asked if there is some way to strengthen the link in future selection processes. Mr. Kirkey replied that a big part of what FOCUS is about is trying to support development in particular places and protecting key places and stated that the region needs both. Chair Green stated that strengthening relationships with the region's major park districts including the East Bay Regional Park District would be very helpful.

Committee Member Mackenzie stated Greenbelt Alliance and Open Space council has a partnership with ABAG and they hope the partnership can continue. They've almost completed mapping work, on which part of this is based. They are in the business of protecting land and look forward to continued partnership with ABAG.

It was Moved by Committee Member Mackenzie and seconded to forward to Executive Board.

Regional Planning Committee Summary Minutes

Committee Member Perkins did not support the measure.

6. Development without Displacement

Mr. Kirkey announced that ABAG, in coordination with FOCUS, has received a CalTrans Environmental Justice Grant to work on the issue of Development Without Displacement in the FOCUS Priority Development Areas. Mr. Kirkey explained the premise of the study and touched on some of the components and their processes.

Committee Member Perkins asked who is on the 15 member advisory committee and who is representing home builders and developers on the committee. Mr. Kirkey explained that the Advisory Committee is mostly comprised of Local Neighborhood Groups, or Equity Organizations and/or cities. Mr. Kirkey recognized that omitting the builders is an important omission of representation in the effort.

Committee Member Perkins asked if it would be possible to have developers represented on the advisory committee. Mr. Kirkey indicated that staff would follow-up with Mr. Perkins to secure a developer representative.

Committee Member Ellis would like a copy of the list of who is on the Advisory Committee. She indicated that she would be interested in getting someone from her organization on the committee if it's not closed.

7. Build It Green: GreenPoint Rated Residential Green Building System

Chair Green introduced Brian Gitt, Executive Director and CEO of Build it Green. Mr. Gitt presented information about Build It Green's programs and services and asked for input on how to accelerate the implementation of comprehensive Green Building programs. He also asked for support for GreenPoint Rated as the underlying verification system for residential projects.

Mr. Gitt announced the 100% endorsement for the GreenPoint Rated program by the Home Builders Association of Northern California and also endorses its use as a mandatory compliance tool. Chair Green commented that he is in favor of the program and that Southern Alameda County cities are in favor of it as well.

Committee Member Perkins explained what the Home Builders of Northern California (HBANC) has done in favor of this program. Mr. Gitt provided an overview of the partnership that Build It Green is seeking to build with ABAG and Bay Area Jurisdictions.

Committee Member Ballard explained that in 2006 the Silicon Valley Leadership Group board voted to make Green Building a priority and working on uniformity in green building policy. They have worked with Santa Clara County Cities Association and formed "The Green Building Collaborative". She would like to see the recommendation changed to include commercial buildings as well as municipal buildings.

Regional Planning Committee Summary Minutes

Committee Member Adams asked how county and city building inspectors would become raters. Mr. Gitt replied that the scope of the program is beyond the code inspection role of a Building Inspector. Build It Green recommends that cities use the list of certified GreenPoint Raters to complete the full verification.

Committee Member Adams in a follow-up question asked who or what entity pays for the verification. Mr. Gitt replied that the builder pays for the verification. In production environment (single or multi-family) verification costs are between \$150-\$200 per unit plus a \$400 application fee. Committee Member Adams asked if this program closes the gap between LEED certification and the green building that's already being accomplished in commercial and government / non-profit arena. Mr. Gitt replied that it did.

Committee Member Adams stated that she wanted the staff recommendation changed to delete *residential* and say green building programs 'including' a GreenPoint Rating system in the first statement.

Committee Member Holtzclaw stated that he would like to see retail and commercial in single family developments – up front and that this should be on the checklist initially. Mr. Gitt replied that points are already given for these items and they already exist on the checklist.

A motion was made by Committee Member Mackenzie and Seconded by Committee Member Richardson that the RPC endorse guidelines and remove the word residential as has been suggested – to “direct ABAG Staff to cooperate and publicize the advantages” and that language would be appropriate in this motion and to schedule a presentation to the Executive Board seeking endorsement of these recommendations and including the HBANC in the presentation to the Executive Board in recognition of their key role in advancing this issue.

Committee Member Pierce asked what the cost of rating is relative to a wholesale or partial remodel.

Mr. Gitt replied that for an single family home remodel the cost is \$600-\$1,000. However prices are set by the private party who does the inspection.

Committee Member Richardson asked if raters are considered to be independent workers or employees of the builders. Mr. Gitt stated that a development firm cannot use its own employee to be an inspector. That is a conflict of interest. Committee Member McIntosh stated that we should look at incorporating recycled water in residential building. Mr. Gitt replied that recycled water has already been added to the innovations checklist and you can get points for using recycled water.

Regional Planning Committee Summary Minutes

Committee Member Ballard asked how the process for verifying differs from LEED and Energy Star? Mr. Gitt replied that Build it Green has two tiers; LEED has multiple tiers. About the same as Energy Star

Committee Member Adams will agree to support the recommendation with an amendment to the motion changing language in third paragraph to say *including* instead of *based on*.

New Motion:

Remove “residential” in the first paragraph.
Change to “including” instead of “Based on” in last paragraph.

Second paragraph stands.

Last Paragraph add-on: “The Home Builders of Northern California be part of the presentation to the Executive Board”.

The motion carried.

Chair Green adjourned the meeting at 3:10 p.m. The next meeting is on August 6, 2008.

Submitted by:

Dayle Farina

Administrative Assistant