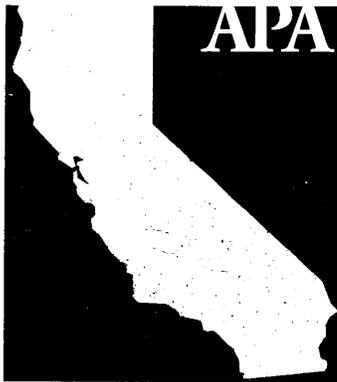


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Northern News

NORTHERN SECTION, CALIFORNIA CHAPTER, AMERICAN PLANNING ASSOCIATION

Tri-City and County Regional Park and Open Space Preservation Plan and Policy Program: *An Example for Us All?*

by Ron Glas and Harry Englebright

Over the years, there has been much speculation over the ultimate urbanization of the I-80 corridor between San Francisco and Sacramento. During the last couple of decades, as the last vestiges of unprotected open space within the inner Bay Area began to fill up, development pressure shifted to the outer counties, and the specter of the ultimate merger of the communities along the I-80 corridor into one continuous urban development (what has become known as the SAN/SAC Megalopolis) became an increasing and, for most, an undesirable possibility.

Toward the late 1980's a hilly, unincorporated area of approximately 10,000 acres located between the cities of Benicia, Fairfield, and Vallejo (known as the Tri-City area) was the next significant open space area along this corridor poised to fall to the urbanization steamroller. Inroads into this area had already been made with the approval by the City of Vallejo of Sky Valley, a 1,300 acre golf course community of over 1,000 homes.

March 31, 1994 marked a milestone for the communities in the region, with the unanimous approval of the Tri-City and County Regional Park and Open Space Preservation Plan and Policy Program by the Tri-City and County Regional Park and Open Space Group, a joint powers authority composed of elected officials representing Solano County and the cities of Benicia, Vallejo, and Fairfield.

The Plan was written by Jeff Grote of the Planning Collaborative with the assistance of planning and management staffs of the three cities and the county, under the direction of a Citizens Advisory Committee. To gain the widest public support for the Plan, the

Committee held 12 public workshops, as well as field trips that were well attended by members of the community. The Plan reflects the Committee's hard work in reaching consensus among all the members.

The Plan implements a comprehensive vision for the permanent protection of agricultural lands and open space within the Tri-City area. Approval of the Plan also represents the culmination of a process that began in 1991 with the preparation of a Phase I study known as the Vallejo-Benicia-Fairfield Open Space Planning Study by Brady and Associates, followed by a Phase II study identifying the Tri-City and County Regional Park and Open Space Management Area by 2M Associates in 1992. The Phase I study was given an Award of Merit by the California Chapter of ASLA in 1991.

Now that the Plan has been approved by the JPA, it has been scheduled for adoption by each of the participating jurisdictions as an amendment to their respective general plans. Adoption of the Plan by these communities will be precedent-setting in that it will represent the first attempt by the jurisdictions to work together to protect significant visual and open space resources and some of the most productive grazing land in the state, to establish an extensive open space buffer protecting the individual identities of the respective cities, and to establish a significant regional park in a county notoriously deficient in public parklands.

Even more significantly, the Plan represents the first attempt by the jurisdictions to put a stop to the "annexation wars" that led to the urban sprawl characterizing the Bay Area

(continued on page 5)

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FROM THE BOARD

Put 'Em on the Rack (RAC)

Northern Section APA is seeking volunteers to fill positions within the new Board structure, announced over the last few months. Six Regional Advisory Committees (RACs, or "racks") are being formed to represent sub-regional areas on the Board, to organize local activities and promote networking, and to provide articles (features or tidbits) for publication in the Section newsletter.

If you are interested in being a RAC chairperson, events coordinator, or newsletter rep., please contact Steve Noack, Section Director, at (510) 874-3156. We want your involvement!

Speaking of the Newsletter

Steven Buckley, Editor of the Northern News, is stepping down after two years of service. The monthly newsletter is one of the main products and services of the Section. As such, we need a committed editor/publisher/resource person who would be willing to put in approximately 20 hours per month to manage the process in coordination with Hartmut Gerdes, Communications Director and Juliana Pennington, Desktop Publisher.

Please contact Steven Buckley at (510) 654-4181 or Hartmut Gerdes at (415) 398-7044 if you or someone you know might be interested.

BOARD MEMBER BIO

Position: Newsletter Editor
Name: Steven Buckley
Age: 30
Education: B.S., City and Regional Planning, 1990
Cal Poly State Univ., San Luis Obispo
Experience: Contract Planner, Alameda County, 1994
Planning/Environmental Consultant, 1994
Planner, Brady and Associates, 1990-93
Planning Tech., City of S.L.O., 1989-90



Why I'm On the Board:

I have been involved with the local APA Board since 1992, when I became the newsletter editor on the coat tails of Barry Miller. I found that the activity of gathering articles/news/tidbits, editing and organizing the content, and working with professionals throughout the Section gave me a sense of satisfaction in a job well done, as well as a way to network beyond my consulting contacts.

The newsletter redesign was a particularly rewarding project, from printer's RFPs, to sessions with other Board members and our designer/desktop publisher, to seeing the final outcome.

What Else I Do In Life:

As noted in the From the Board article above, I am now looking for a new editor to take over, so that I can explore some other avenues for volunteer activities. Previous involvement with Habitat for Humanity and an interest in affordable housing will probably lead me back into that area.

I have an "affordable housing" project of my own that keeps me busy with continual renovations, and a wife and 2-year-old daughter who try to help, and put up with the dust.

NEWSLETTER INFO

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*Materials for the
September issue of
Northern News
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The CESA "Reform" Train Leaves the Station: Are Planners Aboard?

By Eric Parfrey, AICP

While APA legislative analysts and lobbyists have been concentrating on the latest CEQA reform legislation, a series of reform bills that would make significant changes to the California Endangered Species Act (CESA) have been working their way through both houses of the Legislature. It is unfortunate that APA has taken such a timid role in trying to affect the outcome of these pieces of legislation. Increasingly, hundreds of public sector land use planners and private sector biologists are forced to grapple with the implementation of the State and Federal Endangered Species Acts, with very little in the way of help and encouragement from wildlife agencies and elected representatives.

Planners are often the ultimate "end users" of the CESA laws, regulations, and guidelines. If major changes are made to the underlying legislation, it will have a direct affect on the day-to-day duties of all those planners in California who deal with landowners, developers and their lawyers. Certainly, planners and their lobbyists should have a seat at the table when the deal is cut to fashion a "compromise," since we're the ones who have to implement it at the local level.

On Tuesday, June 28th, all four of the main CESA reform bills were heard in separate committee meetings in the Assembly and Senate. In an unusual display of cooperation, Legislative members voted the three Senate bills and one Assembly bill out of committee. By prior agreement among Legislative leaders from both parties, all four bills were "double-joined" with the intent to send them to a single conference committee where their differences will be reconciled. The issue of CESA reform appears to be an increasingly high priority for the Wilson Administration as well as the other key players in the debate, including the Building Industry Association, the Farm Bureau, and the Planning & Conservation League.

As part of the agreement reached behind the scenes, all of the bills received substantial amendments "without prejudice." Basically this means that the bills were stripped of some of their more controversial or onerous provisions, but the language that was deleted or changed can be brought back to the negotiating table during later discussions in July and August.

The significance of the actions taken by the Legislature to date is that a conference

committee will likely be formed before the Legislature adjourns for summer recess on July 8th. If that occurs as expected, marching orders will be given to key Legislative staff to hold high-level negotiating sessions during July with the key players who have expressed interest in the CESA reform efforts to date. According to Capitol insiders, the goal of these informal negotiating sessions will be to come up with a compromise bill that incorporates the concerns of all the interested parties, which is probably not realistic given the wide differences in the bills and parties. Failing to reach agreement on a single compromise bill, the group will attempt to reach consensus on some issues and agree to disagree on another set of issues. In any case, it is expected that by the time the Legislature reconvenes on August 8th, substantial progress on melding the four bills will have been made.

Thus, **it is vitally important that APA is represented at the negotiating table this summer**, because when the formal conference committee begins meeting in August, many of the most important issues may have already been resolved. As environmental planners, we need to make sure these "reforms" of a very complex and controversial law don't make our professional lives even more difficult.

I hope other APA members agree with me that it is very important that CESA reform be closely monitored by our legislative staff and by volunteers from our ranks. Planners often have a very different perspective on endangered species issues than builders/developers, agricultural interests, and environmental groups. We are often given the duty of implementing broad environmental policies in the field, after the special interests have moved on to another hot political issue. Let's make sure these "reforms" of a very complex and controversial law don't make our professional lives even more difficult.

I have prepared a summary of the four competing bills that take aim at the existing California ESA, and would be happy to provide this and other information to anyone who is interested. I may be reached at (510) 420-8686.

Eric Parfrey is Senior Planner at BASELINE Environmental Consulting in Emeryville. He was previously Senior Planner for San Joaquin County and for Contra Costa County. The views expressed are his own and do not necessarily represent Northern Section APA.

Announcing the Northern Section Award Winners

Thirty-two entries were made in this year's awards program.

The winners are:

Comprehensive Plan of High Merit

Metro Dynamics for the Santa Clara Strategic Vision Program

Program/Process/Ordinance of High Merit

Alameda County for the South Livermore Valley Area Plan

Specific Planning Project of High Merit

NPS Presidio Project Office for the Presidio Draft General Management Plan Amendment

Project/Process Featuring Innovative Use of Technology

City of Santa Rosa for the Santa Rosa Customer Information System

Planning Document of Statewide Significance

Bay Area Economics for the California Affordable Housing Cost Study

Distinguished Leadership Award - Elected Officials

Sonoma County Board of Supervisors for the Farmworker Housing Ordinance

Advocacy Planning Award

PLAE Inc. for the Universal Access to Outdoor Recreation: A Design Guide, prepared for the US Forest Service

Media Award

BART for the Train to Plane Newsletter

Education Project Award

Square One Film & Video for The Panel and The Dig Video

Honorable Mentions were given as follows:

Comprehensive Plan of High Merit

City of Cupertino for the Cupertino General Plan

Program/Process/Ordinance of High Merit

City of Santa Rosa, Sonoma County, and Sonoma County Water Agency for the Santa Rosa Creek Master Plan

Specific Planning Project of High Merit

San Rafael Redevelopment Agency for the Downtown San Rafael Vision

Document Dealing with Specific Aspects of the Planning Process

City of Berkeley for the General Plan Background Report



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Deadline: August 26, 1994.

Contact: Santa Cruz County Personnel, 701 Ocean Street, Room 310, Santa Cruz, CA 95060.

(408) 454-2600, TDD (408) 454-2123. AA/EOE

Principal Planner

City of Santa Cruz

\$50,580 - \$64,536

plus management benefits

Plans, organizes and directs activities of Current Planning Division of the Dept. of Planning and Community Development; trains and supervises personnel; ensures compliance with City ordinances, policies, and contracts; prepares and monitors budgets; directs administration of various planning programs; makes recommendations to City advisory bodies and the City Council; represents the City to other agencies and the public. Requires Bachelors degree from accredited program and five years of increasingly responsible experience, at least three of which must have been in a public agency, including exper. in planning, zoning, and building inspection and two years of supervisory experience.

Deadline: August 31, 1994.

Contact: City of Santa Cruz Personnel Dept., 337 Locust Street, Santa Cruz, CA 95060.

(408) 429-3616. Hearing impaired: (408) 735-2929. AA/EOE/ADA

Sustainability in Urban and Rural Communities: Planting the Seeds of Change



The Monterey Bay Area Chapter of the Association of Environmental Professionals is offering a one-day fall workshop on the design and implementation of urban and rural sustainable communities. The workshop will focus on providing technical, practical advice and case studies useful to professionals.

Date: Friday, September 30.

Time: 9 AM - 4 PM.

Location: Monterey Bay Unified Air Pollution Control District
24580 Silver Cloud Court,
Monterey.

Cost: \$35 per person.

Early registration: September 16.

Contact: Constance Froning,
(408) 637-5313.

Kathy Lyons,
(408) 335-6809.

**Planner II/III**

Santa Cruz County

\$30,804 - \$43,968

Plus 7% paid PERS and benefits

Works in planning department, responsible for developing, implementing and enforcing County land use ordinances and regulations, administering environmental protection programs, processing and issuing development permits, carrying out long-range community development programs, and administering the abatement of abandoned vehicles and hazardous site/building programs.

Deadline: August 26, 1994.

Contact: Santa Cruz County Personnel, 701 Ocean Street, Room 310, Santa Cruz, CA 95060.

(408) 454-2600, TDD (408) 454-2123. AA/EOE

Senior Planner

Town of Woodside

\$44,316 - \$55,380

The Town of Woodside (pop. 5,200) seeks a highly motivated individual to work in both current and advanced planning, with primary responsibility for supervision of the current planning operation. Duties include performance of analyses of moderate to complex difficulty; preparation of reports and presentation to boards, committees, Planning Commission and Town Council; and extensive public contact. Requires a Bachelors degree plus five years of experience, including at least two years of supervisory experience.

Deadline: August 26, 1994.

Contact: Town of Woodside, 2955 Woodside Road, PO Box 620005, Woodside, CA 94062.

(415) 851-6790.

Updated APA Directory to be Published in 1995

The Cal Chapter APA is pleased to announce the 1995 statewide directory is to be published in January 1995. It is critical to the success of the directory that we have updated and accurate information for each member. Please fax any changes regarding membership status, employer, mailing address, etc. ASAP to:

Collette Morse, State Marketing Director, at (714) 851-9548, or mail the information to Collette Morse, The Planning Center, 1300 Dove Street, Suite 100, Newport Beach, CA 92660.

Volunteers are being sought from the regional sections to help with proofing the directory. Contact Collette if you are available in October and November to check the directory.

Also, support your directory (free of charge to members) by advertising. Contact Point West Print Services at (916) 487-5500. CCAPA members get a discount.

CDAC Soliciting Case Studies for Upcoming Handbook

The California Debt Advisory Commission recently solicited nominations from redevelopment agencies throughout the State for examples of programs and projects with successful outcomes. Case study areas include: economic development, debt management, blight removal/neighborhood revitalization, military base reuse, affordable housing, and other agency programs/management innovations.

Open Space... *(continued from page 1)*

today. It is the product of a delicate, grass-roots process in which representatives of the communities, property owners, ranchers, environmental groups, and other stakeholders worked together to gain the widest possible public support.

Their goal was to bridge the gap of mutual distrust and to create a partnership aimed at

The report is intended to provide redevelopment practitioners in California with a set of recommended practices for prudent, effective, and efficient use of redevelopment powers and resources, as well as an opportunity to share project and management experiences in an effort to optimize the benefits of redevelopment.

Selected examples will be included in *Recommended Practices for Redevelopment in California*, a Commission publication slated for release in late 1994. For further information, contact David Shiver, Bay Area Economics, 2550 9th Street, Suite 202, Berkeley, CA 94710; (510) 549-7310.

New Financing for Day Care and Community Facilities

Congress has approved a new source of long-term financing for day care, health care and other community facilities. Passed as part of the Multifamily Housing Property Disposition Reform Act of 1994, it was signed into law by President Clinton on April 11. APA National, through the Government Affairs Department, worked as part of a coalition to gain passage of this legislation.

Implementation regulations are now being written. For further information, contact Paul Webster at the Management and Financial Division at HUD, (202) 708-1871, or Fax (202) 708-0299.

building trust as they move toward a common goal. It will provide a model of cooperation for other communities as they begin to realize their common interest in finding regional (and sub-regional) solutions to regional (and sub-regional) problems.

by Chuck Myer, AICP

The Game Is Dead

A planning-oriented computer simulation game, "SimCity," is popular among city planners these days. It stimulates memories of another simulation from my college days where the stakes were a bit higher.

An original cartoon (by me) that hung in the city planning lab in 1975 at Cal Poly, San Luis Obispo, pictured students climbing a "4-year mountain" with a diploma at the summit. Just below the peak was a freak thunderstorm with lightning zapping some of the students who had climbed that far. The caption read, "so near and yet so far." The cloud was labeled simply, "The Game."

By the fourth year of City and Regional Planning (CRP), all of the 30-odd planning students have become close friends. Graduation is clearly in sight. This makes team projects easier in one respect, since everyone has already established cooperative working relationships during earlier team projects in design and third-year labs.

"The Game" was a 3-month simulation exercise during the next-to-last quarter of curriculum for fourth-year CRP students. The game simulates the political structure of a major metropolitan city (San Francisco), and every student was assigned a role for the duration of the exercise. Students became planners, developers, councilmembers, administrators, and other players in the real life "game" of land development. The "facilitators" (instructors) used complex computer programs to randomly simulate changes in economics, politics, etc., and the role players had to adapt to and overcome obstacles in the simulation.

Your success in the game - how well you played your role - became your grade. Seems fair. Except one thing, virtually unheard of in the academic world. This simulation pitted role groups against each other (eg., developers vs. planners). That meant that for one student to get a good grade in the class, several of his or her classmates had to get lower grades as a direct result.

At first the impact of this reality didn't hit home to my classmates. We were bigger than the game, we thought. Our friendships were strong; they would survive beyond the quarter, even beyond graduation.

But that quarter also signified other major events. The time commitment required by The Game was fierce. The length of time required for batch runs at the computer center often necessitated being there during the wee hours of the morning. This quickly took its toll on other classes. Also, senior projects (undergraduate thesis papers) were due (or overdue) at the same time. It dawned on a few people that a bad grade in this crucial quarter could mean a one-year delay in getting the sheepskin, getting the job, paying off student loans, getting married, etc.

Friendships started ending. Candles started getting burnt on both ends. The "Game room" became a maze of discarded papers, coffee cups, and maps. Meetings became secretive and even quasi-military in their strategies. Cliques disbanded and reformed. And instructors looked on with glee from a figurative one-way mirror. Not only were they succeeding in controlling us like marionettes, they were setting us up for the kill. It was getting close to their big finale.

The mastermind of the game was Frank Hendricks, once described as the "Third most important city planning theorist in America." (How that distinction is arrived at, I don't know.) He had ended previous games with mere earthquakes, fires, etc. This time he was cooking up something even worse. In 1975, tsunamis, ozone depletion, the greenhouse effect and global warming weren't well known, but we were about to get hit with them all.

The night before the deluge was to hit, we strategized in our partitioned areas until 3 AM, cranking out reams of computer readouts. We filed into the lab at 8 AM the next morning to see the most surprising thing we could have possibly imagined: Nothing. Somehow, some group of strong, quick, nightowl gnomes had removed everything from the lab; tables, chairs, partitions, papers, books. Everything but the huge round table which sat in the middle of the room, now decorated with only a single red rose in a vase.

A note next to the rose read, "The game is dead."

The instructors were livid. Some frantic students ran to the computer room to try to recreate their programs. But I walked away. The game is dead, I said to myself. Some things are more important than grades.

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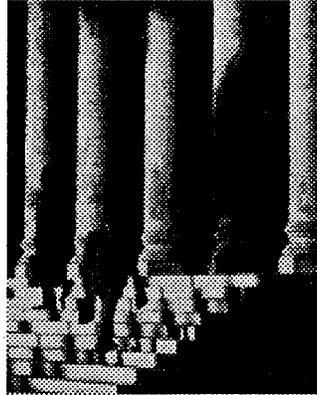
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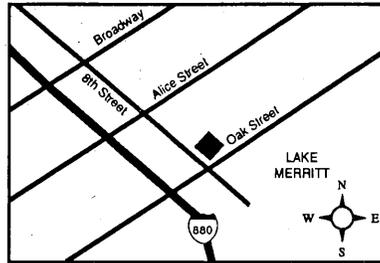
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The CCAPA Commissioners Workshop is intended to provide nuts and bolts training for planning commissioners, city councilmembers, and other city-sponsored commissions and boards. This will be a great opportunity for you to learn usable information about the role of commissions, the management of commission meetings, and the technical knowledge required for commissioners in presentation from local experts.



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